

FIELDS OF WELLINGTON - BLOCK 54

CONSULTANTS TEAM:

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Firm Name: Richard Ziegler Architect Inc. Certificate of Practice Number: 4462 39 Polson Street, Toronto, Ontario M5A 1A4 Telephone 416 461 1494 Fax 866 895 1488 mail@rzararchitect.com <small>The Certificate of Practice Number of the holder is the holder's BC2N.</small>		 <small>The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BC2N.</small>																						
Name of Project: FIELDS OF WELLINGTON - BLOCK 54 NORTH BUILDING Location: WELLINGTON, ONTARIO																								
Item: Ontario's 2012 Building Code Data Matrix Part 3 or 9		OBC Reference <small>References are to Division B unless noted [A] for Division A or [C] for Division C.</small>																						
1 Project Descriptions: <input type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 <input type="checkbox"/> Part 9 1.1.2 [A] 1.1.2 [A] & 9.10.1.3																						
2 Major Occupancy(s): Group C		3.1.2.1.(1) 9.10.2																						
3 Building Area (m²) Existing: N/A New: 1,620.8 m² Total: 1,620.8 m²		1.4.1.2 [A] 1.4.1.2 [A]																						
4 Gross Area Existing: N/A New: 6483.1 m² Total: 6483.1 m²		1.4.1.2 [A] 1.4.1.2 [A]																						
5 Number of Storeys Above Grade: 4 Below Grade: 0		1.4.1.2 [A] & 3.2.1.1 1.4.1.2 [A] & 9.10.4																						
6 Number of Streets/Fire Fighter Access: 1		3.2.2.10 & 3.2.5 9.10.20																						
7 Building Classification: Group C, up to 4 Storeys, Sprinklered (3.2.2.45)		3.2.2.20-.83 9.10.2																						
8 Sprinkler System Proposed <input checked="" type="checkbox"/> entire building <input type="checkbox"/> basement <input type="checkbox"/> in lieu of roof rating <input type="checkbox"/> selected compartments <input type="checkbox"/> not required <input type="checkbox"/> selected floor areas		3.2.2.20-.83 9.10.8.2 3.2.1.5 3.2.2.17. INDEX																						
9 Standpipe required <input type="checkbox"/> Yes <input type="checkbox"/> No		3.2.9. N/A																						
10 Fire Alarm required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.4. 9.10.18.																						
11 Water Service/Supply is Adequate <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7. N/A																						
12 High Building <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6. N/A																						
13 Construction Restrictions <input checked="" type="checkbox"/> Combustible permitted <input type="checkbox"/> Non-combustible permitted <input type="checkbox"/> Both permitted		3.2.2.20-.83 9.10.6																						
Actual Construction: <input type="checkbox"/> Combustible <input type="checkbox"/> Non-combustible <input type="checkbox"/> Both																								
14 Mezzanine Area: N/A		3.2.1.1.(3)-(8) 9.10.4.1																						
15 Occupant load based on <input type="checkbox"/> m²/person <input checked="" type="checkbox"/> design of building		3.1.16. 9.9.1.3																						
16 Barrier-free Design <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)		3.8. 9.5.2																						
17 Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.19. 9.10.1.3 (4)																						
18 Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Floors: 1.0 Hours Roof: N/A Hours Mezzanine: 1.0 Hours	Listed Design No. or Description (SB-2) 3.2.2.20-.83 & 3.2.1.4. 9.10.8. 9.10.9.																						
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CONTEXT PLAN

PROPOSED RESIDENTIAL UNITS - NORTH BUILDING

	1BED	1BED BF	2BED	2BED BF	Total
LEVEL 1	10	1	7	2	20
LEVEL 2	9	2	8	1	20
LEVEL 3	9	2	8	1	20
LEVEL 4	9	2	8	1	20
37	7	31	5	80	

PROPOSED RESIDENTIAL UNITS - SOUTH BUILDING

	1BED	1BED BF	2BED	2BED BF	Total
LEVEL 1	10	1	7	2	20
LEVEL 2	9	2	8	1	20
LEVEL 3	9	2	8	1	20
LEVEL 4	9	2	8	1	20
37	7	31	5	80	

BUILDING HEIGHTS*

NORTH BUILDING	14.81 m
SOUTH BUILDING	14.81 m
CLUB HOUSE	5.30 m
NORTH GARBAGE ENCLOSURE	3.82 m
SOUTH GARBAGE ENCLOSURE	3.82 m

*Building height defined by County of Prince Edward Zoning By-Law 3.110 (iii)

PARKING SPACES PROPOSED

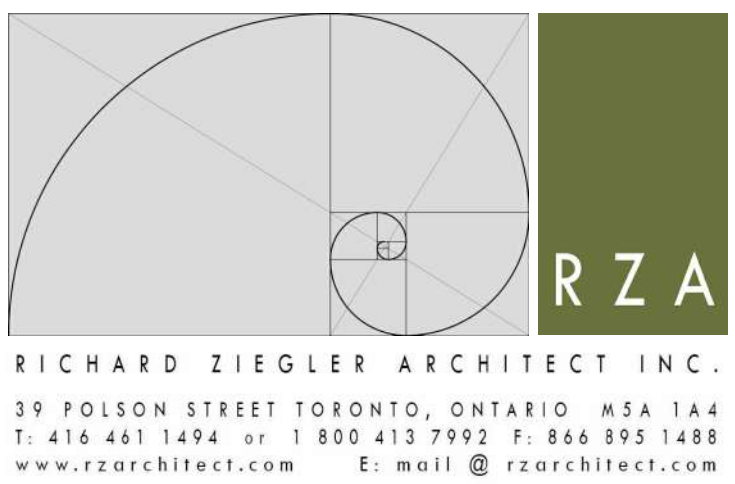
2.60x5.70m PARKING SPACES	215
2.60x5.70m ACCESSIBLE PARKING SPACES	10
TOTAL PROVIDED	225

SITE STATISTICS

LOT AREA	19,048.6 m²	205,038 ft²
BUILDING FOOTPRINTS	4,383.8 m²	47,187 ft²
NORTH BUILDING	1,870.4 m²	20,133 ft²
SOUTH BUILDING	1,870.4 m²	20,133 ft²
CLUB HOUSE	500.3 m²	5,386 ft²
GARBAGE ENCLOSURES	142.7 m²	1,536 ft²
COVERAGE	23.0%	
PAVED AREA	7,742.4 m²	83,339 ft²
LANDSCAPED AREA	6,966.6 m²	74,988 ft²
LANDSCAPED COVERAGE	36.6%	
TOTAL GFA	13,505.9 m²	145,376 ft²
FSI	0.71	
OUTDOOR AMENITY AREA	1,339.5 m²	14,418 ft²

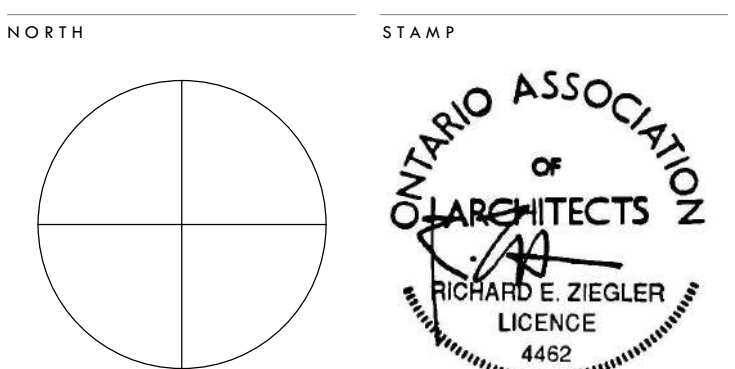
PROJECT STATISTICS - GROSS BUILDING AREAS - ZONING

Level	Metric	Imperial
LEVEL 1	3,629.6 m²	39,068.3 ft²
NORTH BUILDING	1,607.8 m²	17,306.5 ft²
SOUTH BUILDING	1,607.8 m²	17,306.5 ft²
CLUB HOUSE	413.9 m²	4,455.2 ft²
LEVEL 2	3,211.4 m²	34,567.2 ft²
NORTH BUILDING	1,605.7 m²	17,283.6 ft²
SOUTH BUILDING	1,605.7 m²	17,283.6 ft²
LEVEL 3	3,211.4 m²	34,567.2 ft²
NORTH BUILDING	1,605.7 m²	17,283.6 ft²
SOUTH BUILDING	1,605.7 m²	17,283.6 ft²
LEVEL 4	3,211.4 m²	34,567.2 ft²
NORTH BUILDING	1,605.7 m²	17,283.6 ft²
SOUTH BUILDING	1,605.7 m²	17,283.6 ft²
TOTAL	13,263.8 m²	142,770.0 ft²



1 ISSUED FOR SPA	2023.05.26
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NO. ISSUANCE DATE
 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DO NOT USE THIS DRAWING FOR CONSTRUCTION UNLESS SIGNED AND SEALED BY THE ARCHITECT.



FIELDS OF WELLINGTON

Block 54
Wellington, ON

SITE STATISTICS

SCALE	PROJECT NUMBER
1:2000	202220
DATE 5/26/2023 3:36:31 PM	
DRAWN RD	
CHECKED REZ	
SHEET	REVISION

A.001

PROJECT STATISTICS - UNIT AREAS (NORTH BUILDING)

Table with columns: Level, Name, Area, Area - Imperial, Suite Type. Lists unit areas for floors 1st through 4th, including balconies and service areas.

CONSTRUCTION AREA (NORTH BUILDING)

Table with columns: Level, Name, Area, Area - Imperial. Lists construction areas for floors 1st through 4th, including balconies and service areas.

CONSTRUCTION AREA (NORTH BUILDING)

Table with columns: Level, Name, Area, Area - Imperial. Lists construction areas for floors 3rd through 4th, including balconies and service areas.

GFA (NORTH BUILDING)

Table with columns: Level, Name, Area, Area - Imperial, Suite Type. Lists Gross Floor Areas for floors 1st through 4th, including balconies and service areas.

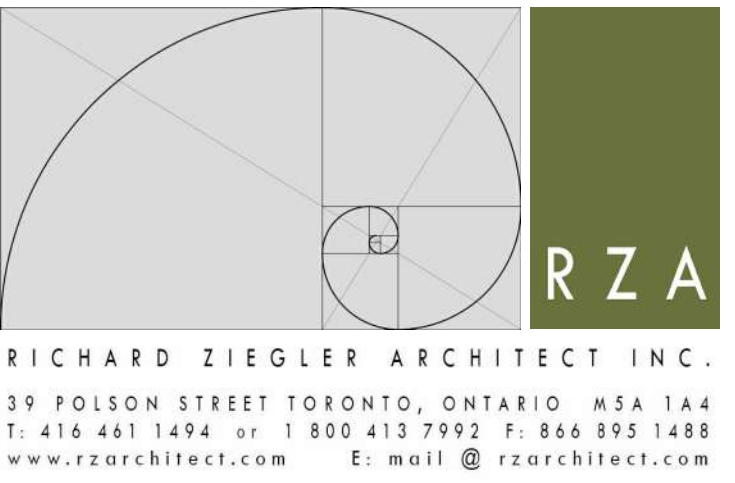
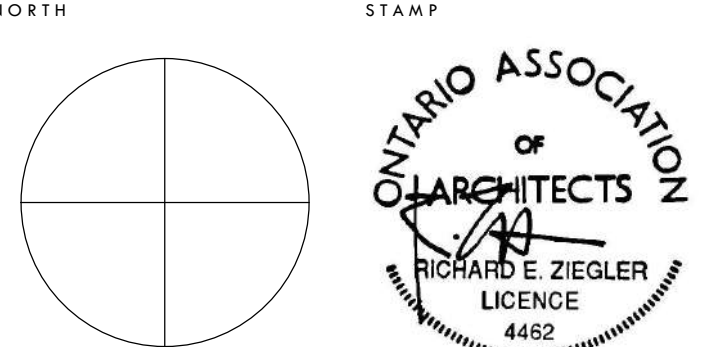


Table with 3 columns: NO., ISSUANCE, DATE. Contains 7 rows of revision information.

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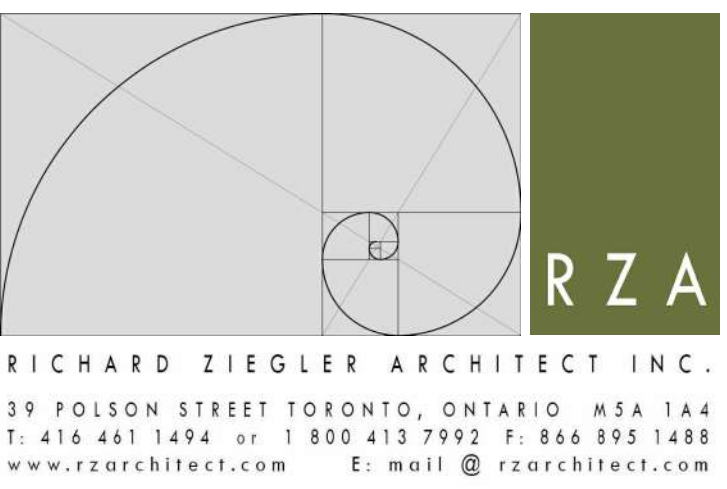


Block 54 Wellington, ON

PROJECT SCHEDULES - NORTH BUILDING

Table with 4 columns: SCALE, DATE, DRAWN, CHECKED. Includes project number 202220 and revision 002.





PROJECT STATISTICS - UNIT AREAS (SOUTH BUILDING)

Table with 5 columns: Level, Name, Area, Area - Imperial, Suite Type. Lists unit areas for floors 1st through 4th.

CONSTRUCTION AREA (SOUTH BUILDING)

Table with 4 columns: Level, Name, Area, Area - Imperial. Lists construction areas for floors 1st through 4th.

CONSTRUCTION AREA (SOUTH BUILDING)

Table with 4 columns: Level, Name, Area, Area - Imperial. Lists construction areas for floors 3rd through 4th.

GFA (SOUTH BUILDING)

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1 ISSUED FOR SPA 2023.05.26

NO. ISSUANCE DATE THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT...



FIELDS OF WELLINGTON

Block 54 Wellington, ON

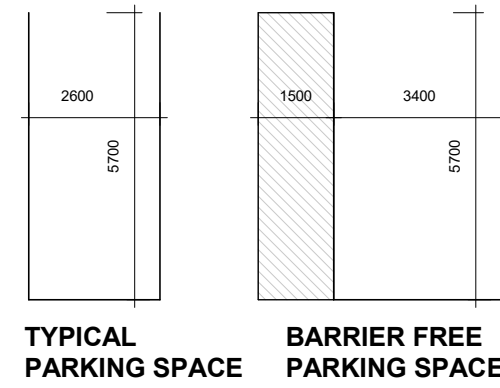
PROJECT SCHEDULES - SOUTH BUILDING

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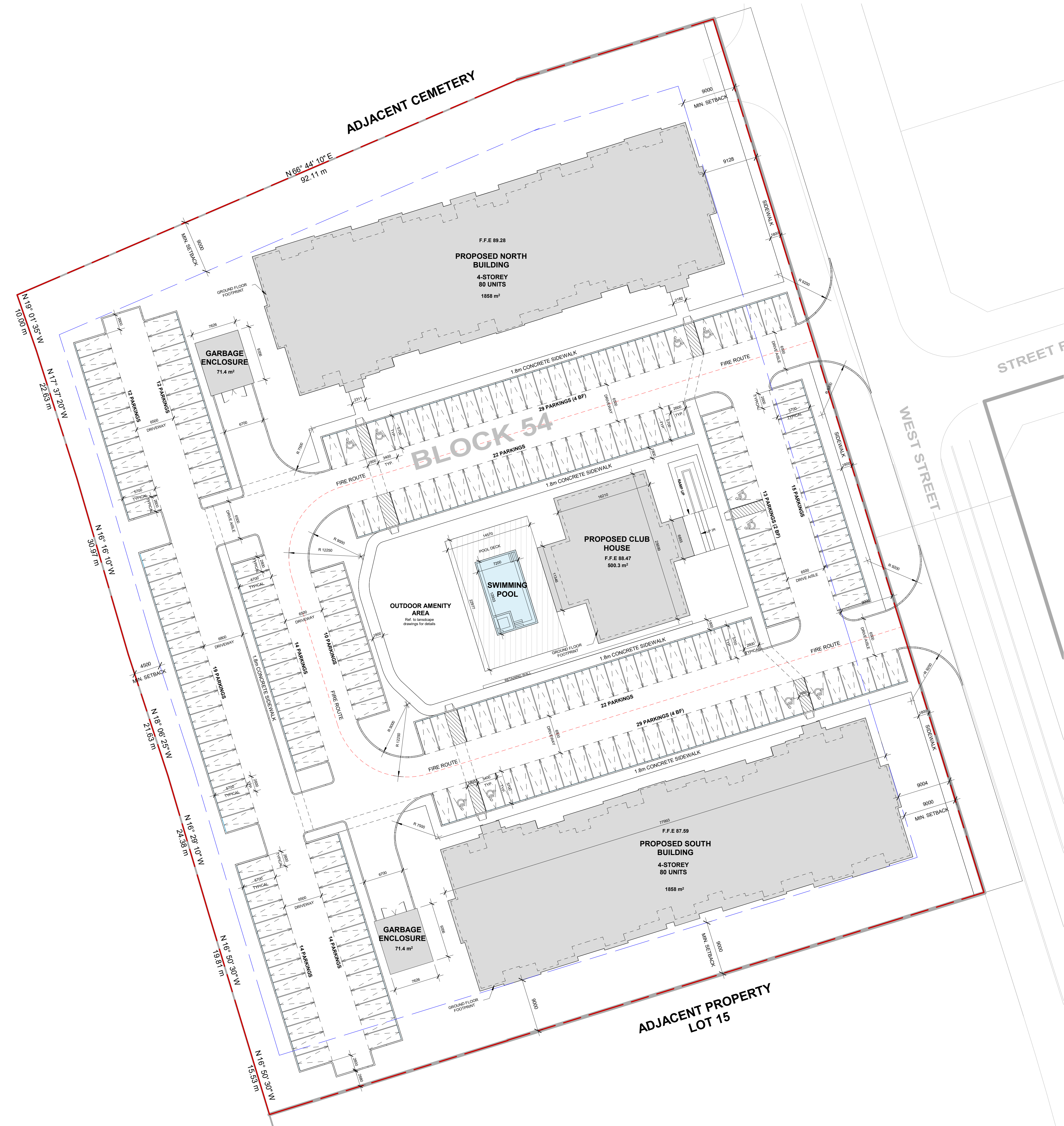
SHEET REVISION

A.003

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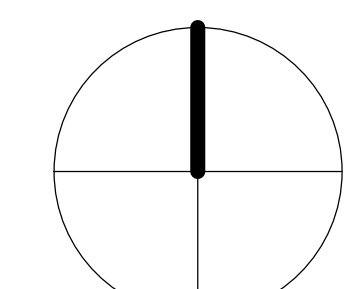
RESIDENTIAL ENTRANCE (BF)



NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	2023.05.26

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ONTARIO ASSOCIATION OF ARCHITECTS
 RICHARD E. ZIEGLER
 LICENCE 4462



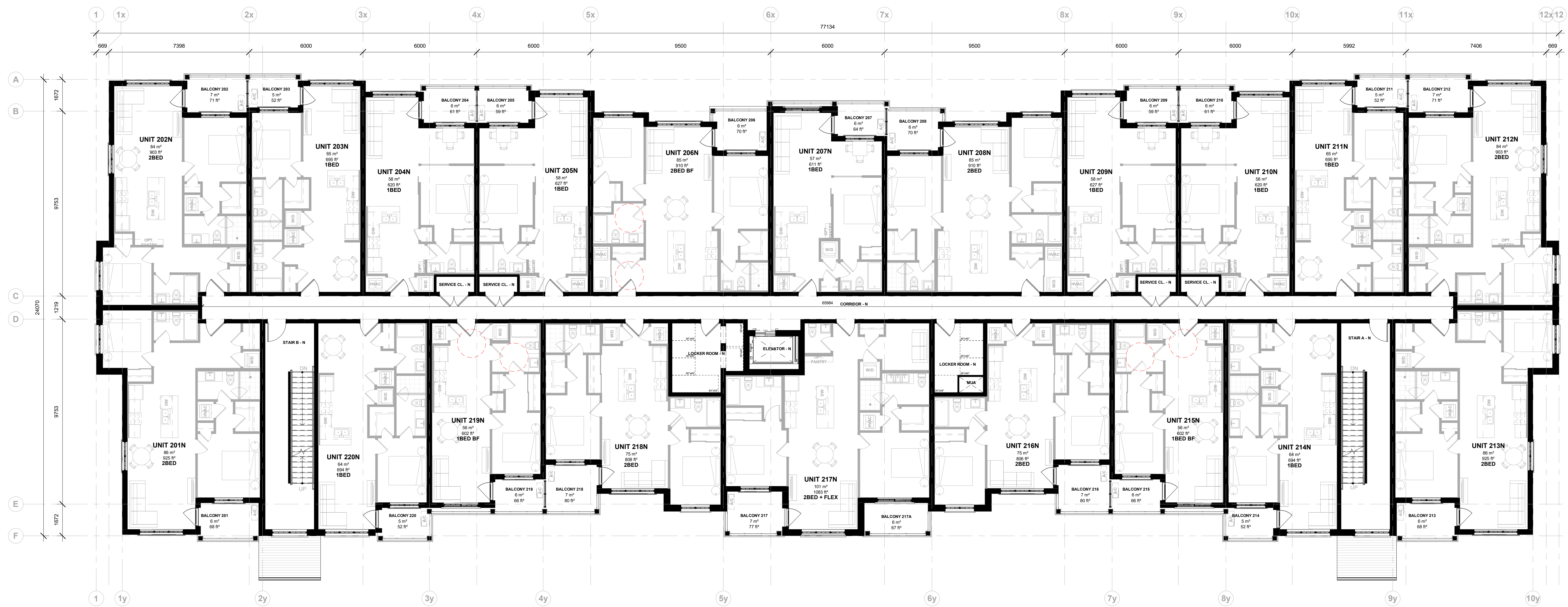

FIELDS OF WELLINGTON

Block 54
 Wellington, ON

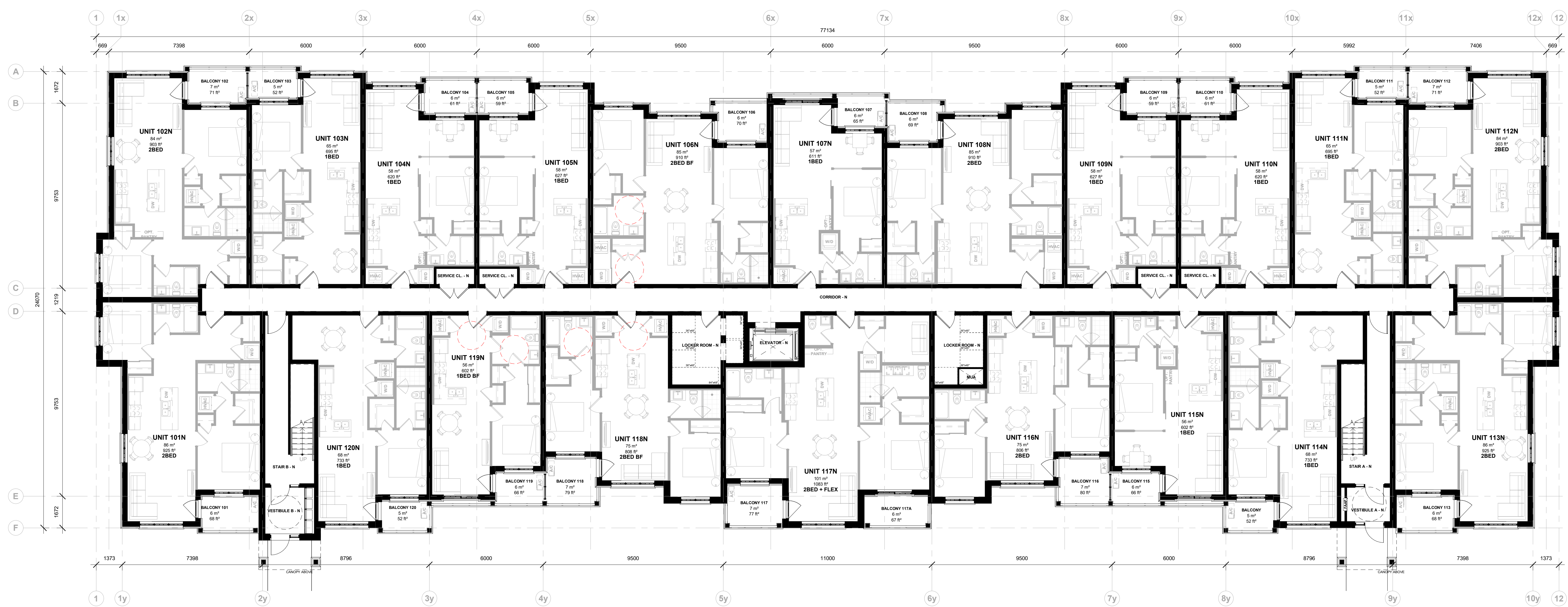
SITE PLAN

SCALE	As Indicated	PROJECT NUMBER
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DRAWN	SO	
CHECKED	REZ	
SHEET		REVISION

A.100



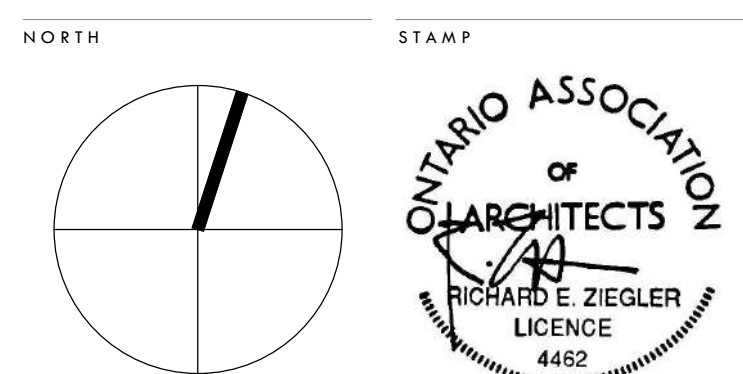
2 2ND FLOOR - NORTH BLDG
 A.101 1:100



1 1ST FLOOR - NORTH BLDG
 A.101 1:100

NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	2023.05.26

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 FIELDS OF WELLINGTON

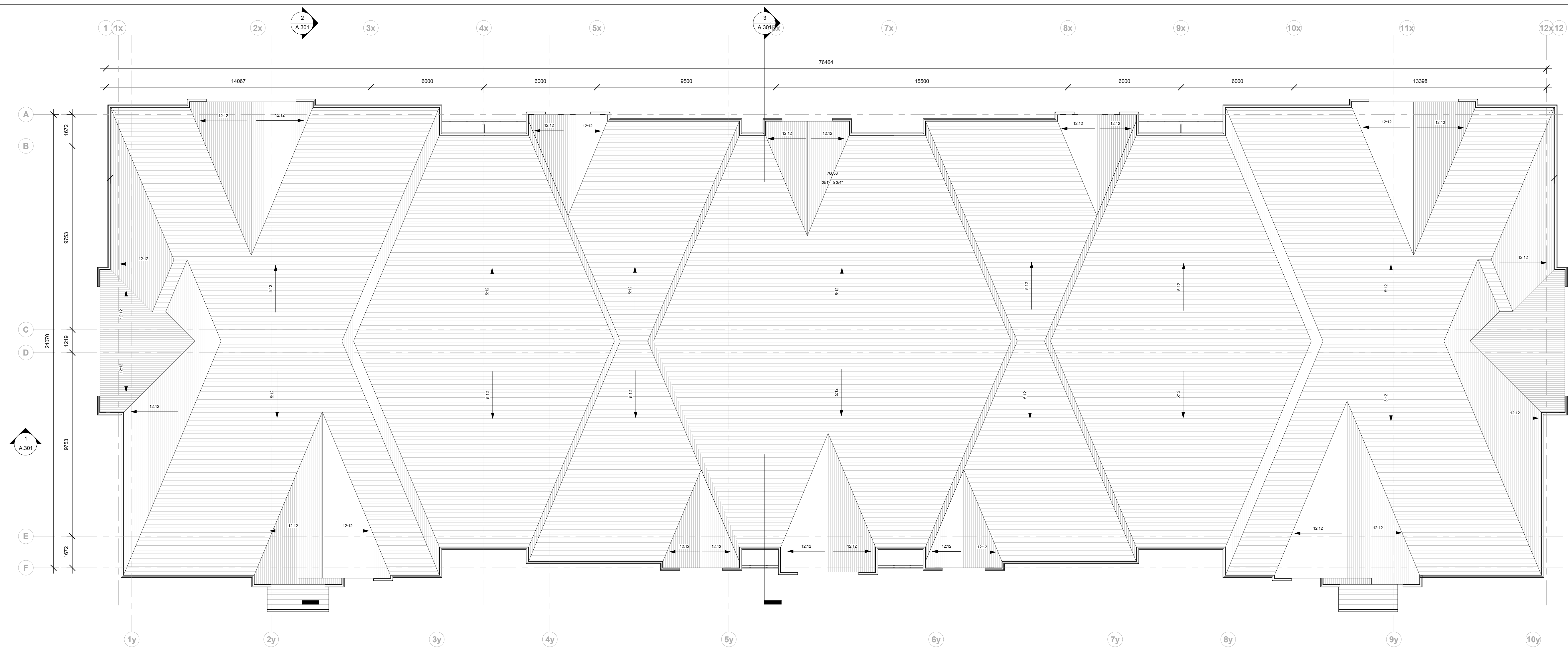
Block 54
 Wellington, ON

FLOOR PLANS - NORTH BLDG

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DATE	5/26/2023 3:56:59 PM	202220
DRAWN	AM	CHECKED
CHECKED	REZ	REVISION

A.101

FILE NAME: C:\Users\AM\OneDrive\Documents\202220 - Wellington - Rev 1.4 - Increased Density (PT 2023.03.01) - Imperial.rvt
 PLOT DATE: 5/26/2023 3:56:59 PM



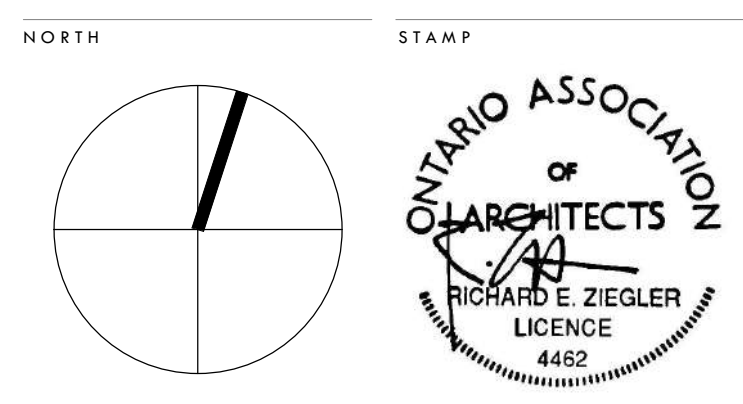
2 ROOF PLAN - NORTH BLDG
 1:100



1 3RD & 4TH FLOORS - NORTH BLDG
 1:100

NO.	ISSUANCE	DATE
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 FIELDS OF WELLINGTON

Block 54
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FLOOR & ROOF PLANS - NORTH BLDG

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DATE	5/26/2023 2:37:05 PM	CHECKED	REZ
DRAWN	AM	SHEET	REVISION

A.102

FILE NAME: C:\Users\AM\OneDrive\Documents\202220 - Wellington - Rev 1.4 - Increased Density.rvt 2023.03.01 - 10:48:00 AM
 PLOT DATE: 5/26/2023 2:37:05 PM



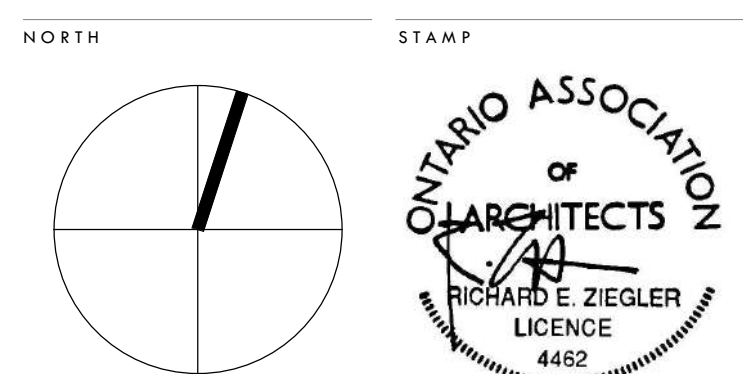
2 2ND FLOOR - SOUTH BLDG
 A.103 1:100



1 1ST FLOOR - SOUTH BLDG
 A.103 1:100

NO.	ISSUANCE	DATE
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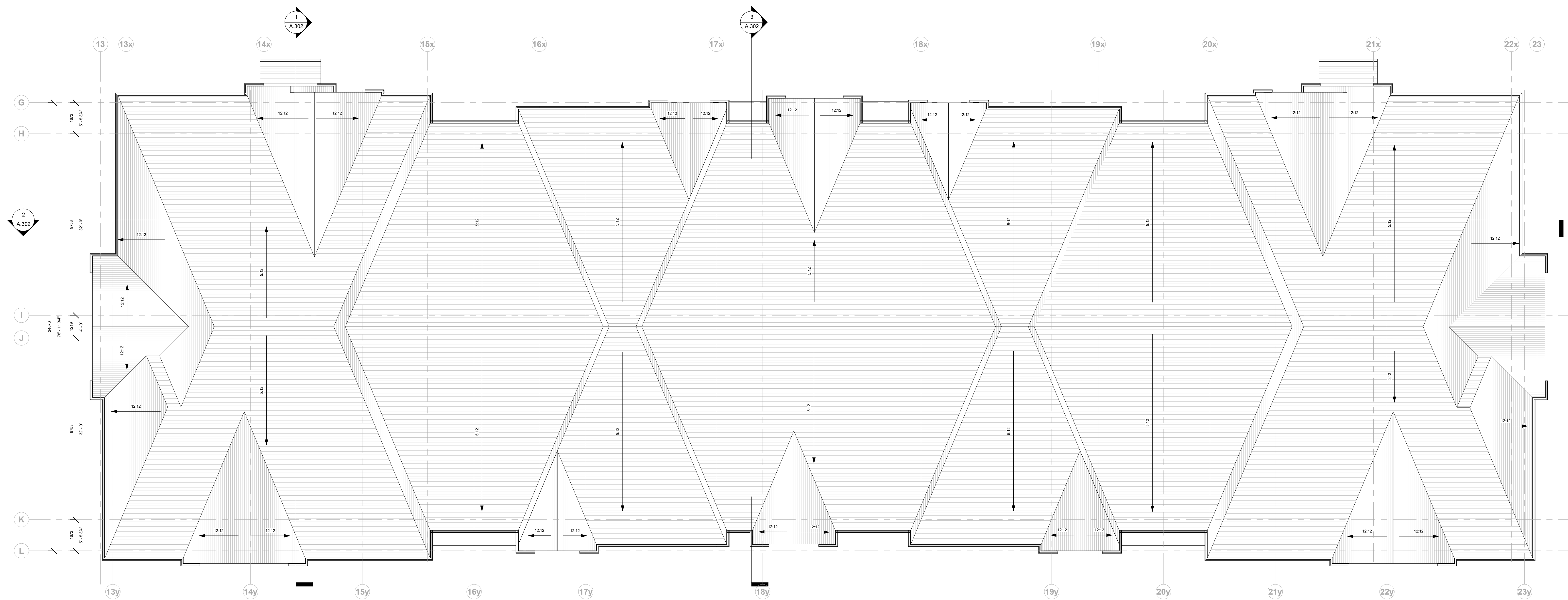


Block 54
 Wellington, ON

FLOOR PLANS - SOUTH BLDG

SCALE	1:100	PROJECT NUMBER	
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CHECKED	REZ		
SHEET		REVISION	

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 PLOT DATE: 5/26/2023 3:31:12 PM



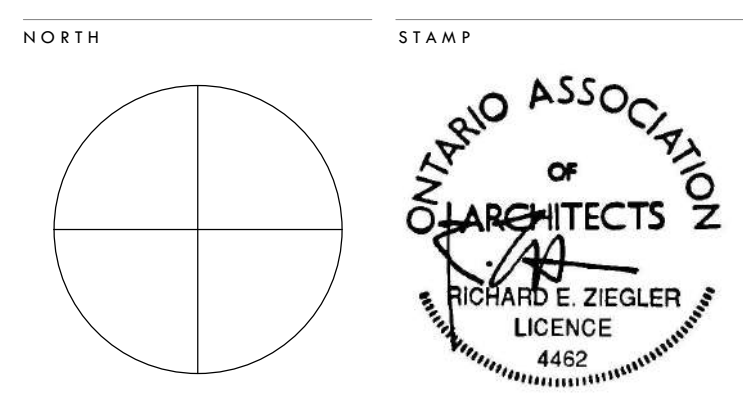
2 ROOF PLAN - SOUTH BLDG
 A.104 1:100



1 3RD & 4TH FLOOR - SOUTH BLDG
 A.104 1:100

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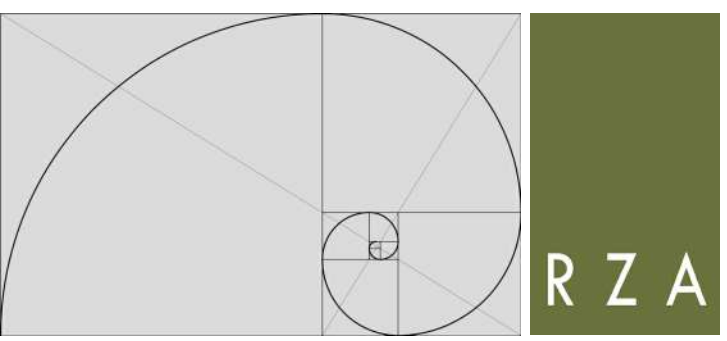
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 FIELDS OF WELLINGTON

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FLOOR & ROOF PLANS

SCALE	1:100	PROJECT NUMBER	202220
DATE	5/26/2023 3:31:17 PM	CHECKED	Author
DRAWN	Author	CHECKED	Checker
SHEET		REVISION	

FILE NAME: C:\Users\A\OneDrive\Documents\202220 - Wellington Low Rise 54 - Increased Density CPT 2023.03.01.dwg
 PLOT DATE: 5/26/2023 3:31:17 PM



RICHARD ZIEGLER ARCHITECT INC.
 39 POLSON STREET TORONTO, ONTARIO M5A 1A4
 T: 416 481 1494 F: 1 800 413 7992 P: 844 992 1488
 www.rzaarchitect.com E: mail@rzaarchitect.com



4 WEST ELEVATION - NORTH BLDG
 A.201 1:100



3 EAST ELEVATION - NORTH BLDG
 A.201 1:100

EXTERIOR FINISH LEGEND

- 1 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 2 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 3 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 4 BRICK
CLAY BRICK, 100MM THICK
MORTAR 10
- 5 ASPHALT DRIVEWAY
CLAY BRICK, 100MM THICK
MORTAR 10
- 6 FREEMASONRY
CLAY BRICK, 100MM THICK
MORTAR 10
- 7 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 8 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 9 BALCONY GLASS RAILING
ALUMINUM GLASS RAILING
SYSTEM WITH GLASS RAILING
- 10 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10
- 11 FREEMASONRY BRICKWORK
CLAY BRICK, 100MM THICK
MORTAR 10



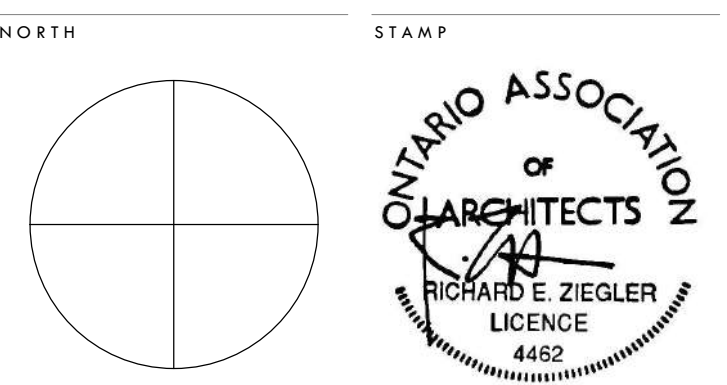
2 NORTH ELEVATION - NORTH BLDG
 A.201 1:100



1 SOUTH ELEVATION - NORTH BLDG
 A.201 1:100

NO.	ISSUANCE	DATE
2	ISSUED FOR REVIEW	2023.04.10

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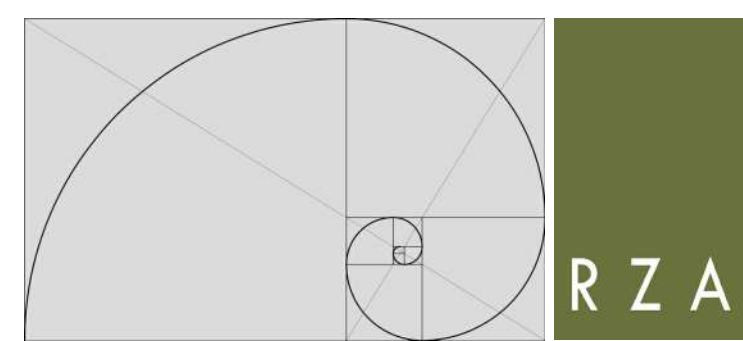
KAITLIN CORPORATION
 FIELDS OF WELLINGTON

Block 54
 Wellington, ON

ELEVATIONS - NORTH BLDG

SCALE	As Indicated	PROJECT NUMBER
DATE	5/26/2023 2:37:28 PM	202220
DRAWN	AM, RD, SB	
CHECKED	REZ	
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A.201



RICHARD ZIEGLER ARCHITECT INC.
 39 POLSON STREET TORONTO, ONTARIO M5A 1A4
 T: 416 481 1494 F: 1 800 413 7992 P: 844 592 1488
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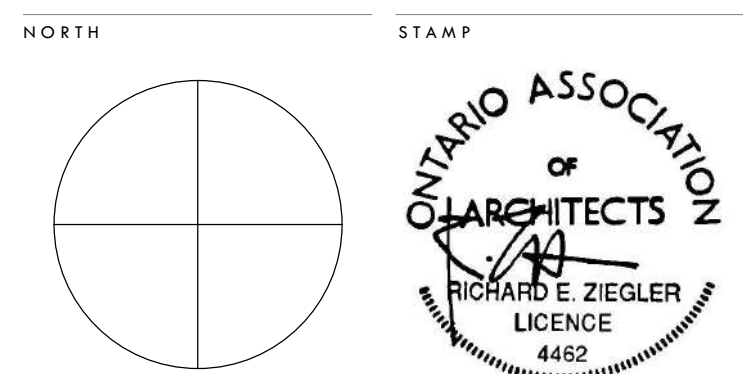
EXTERIOR FINISH LEGEND

- 1 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 1A FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 2 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 3 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 4 BRICK
COLOR: RED
SPRUE: 100%
- 5 ASPHALT DRIVE
COLOR: BLACK
SPRUE: 100%
- 6 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 7 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 8 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 9 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 10 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%
- 11 FREEMAN'S FREEMAN'S BRICKWORK SYSTEM
COLOR: WHITE
SPRUE: 100%



1 ISSUED FOR SPA 2023.05.26

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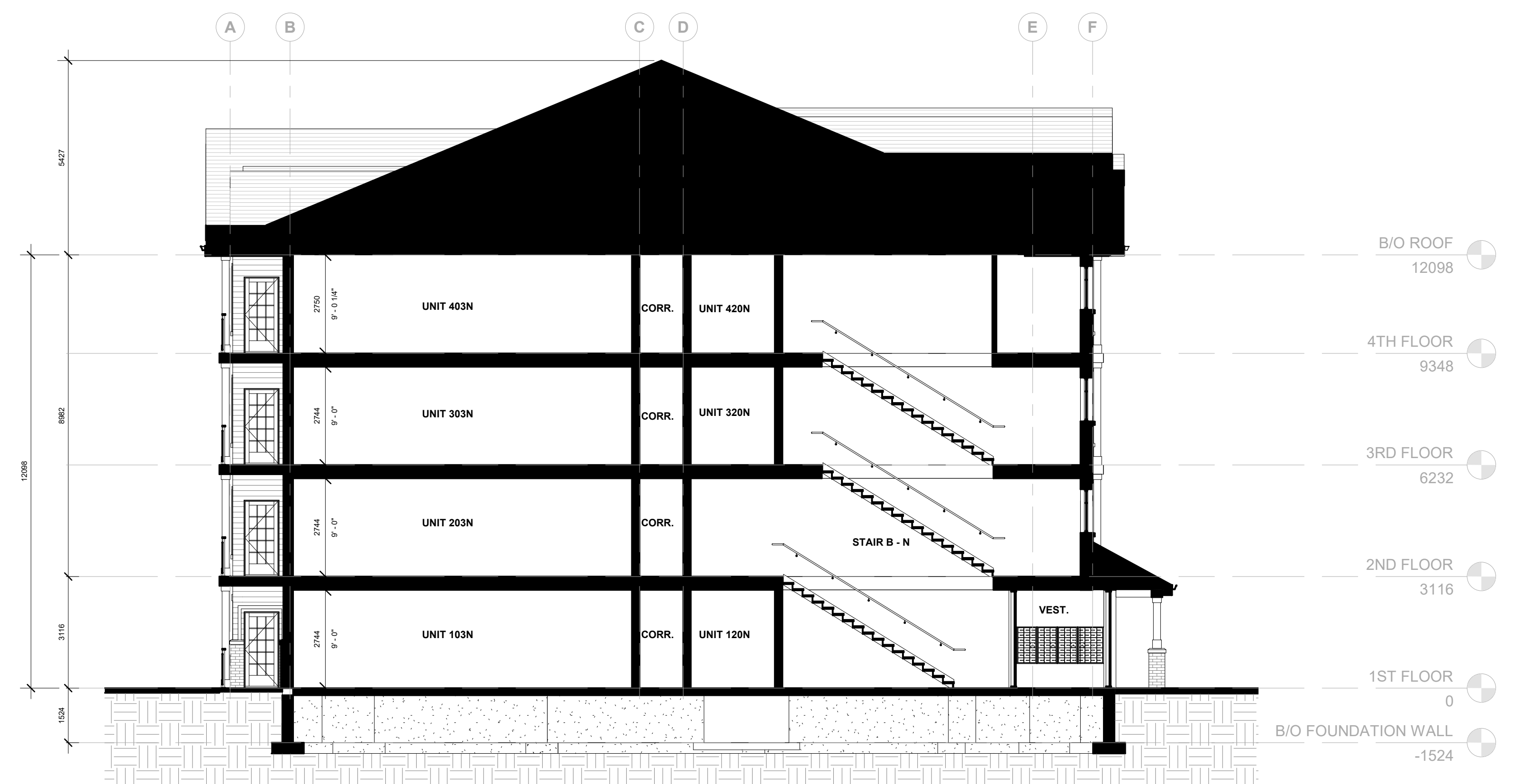
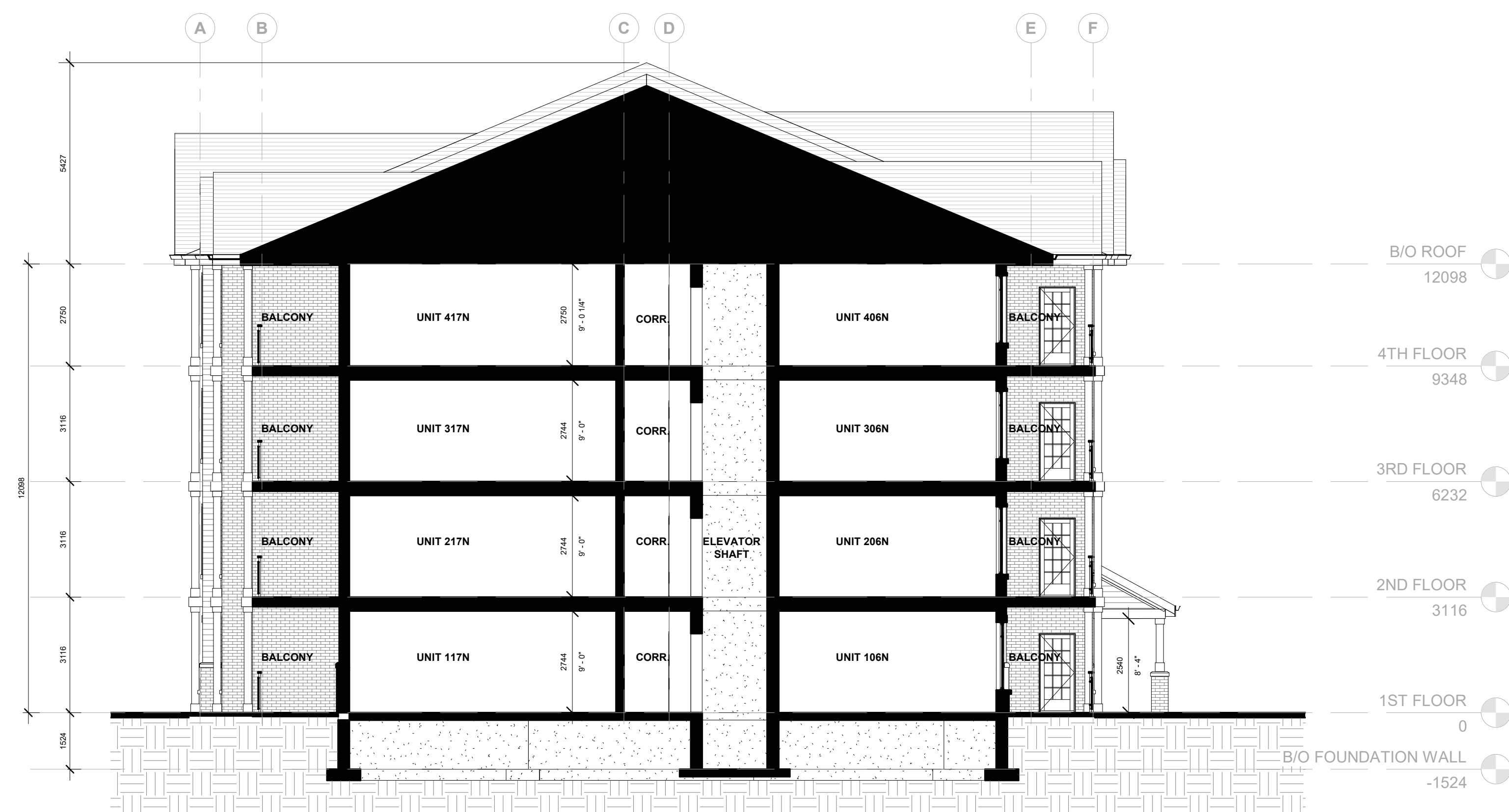
FIELDS OF WELLINGTON

Block 54
Wellington, ON

ELEVATIONS - SOUTH BLDG

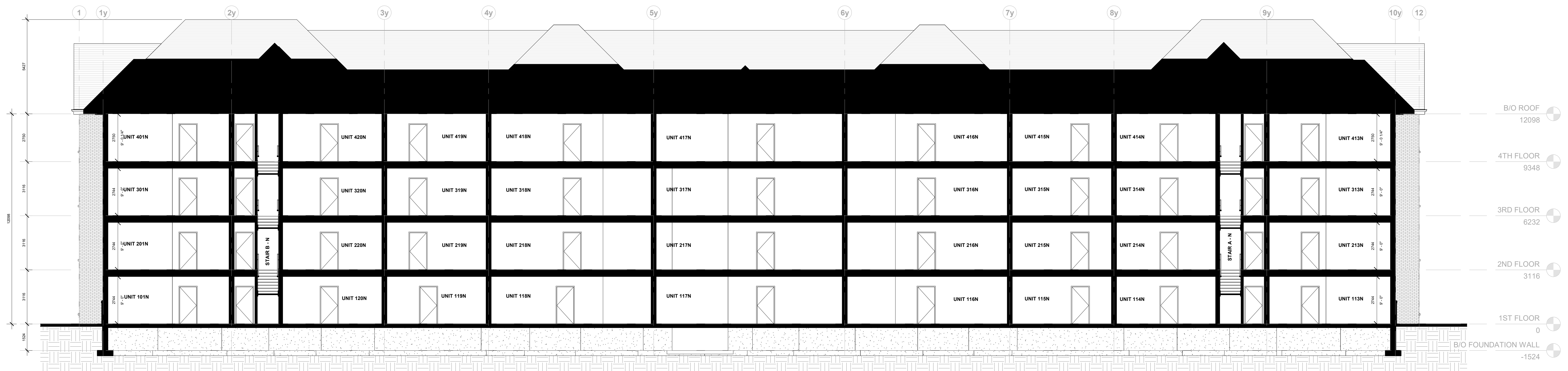
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CHECKED	REZ		
SHEET		REVISION	

A.202



3
 A.301
 NS SECTION THROUGH ELEVATOR - NORTH BLDG
 1: 100

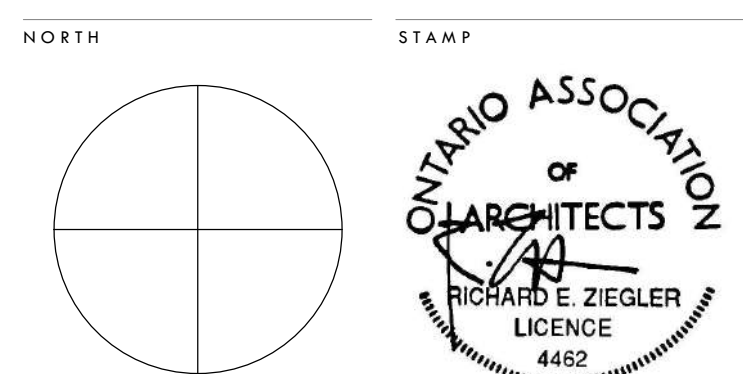
2
 A.301
 NS SECTION THROUGH STAIRS - NORTH BLDG
 1: 100



1
 A.301
 EW SECTION - NORTH BLDG
 1: 100

NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	2023.05.26

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 FIELDS OF WELLINGTON

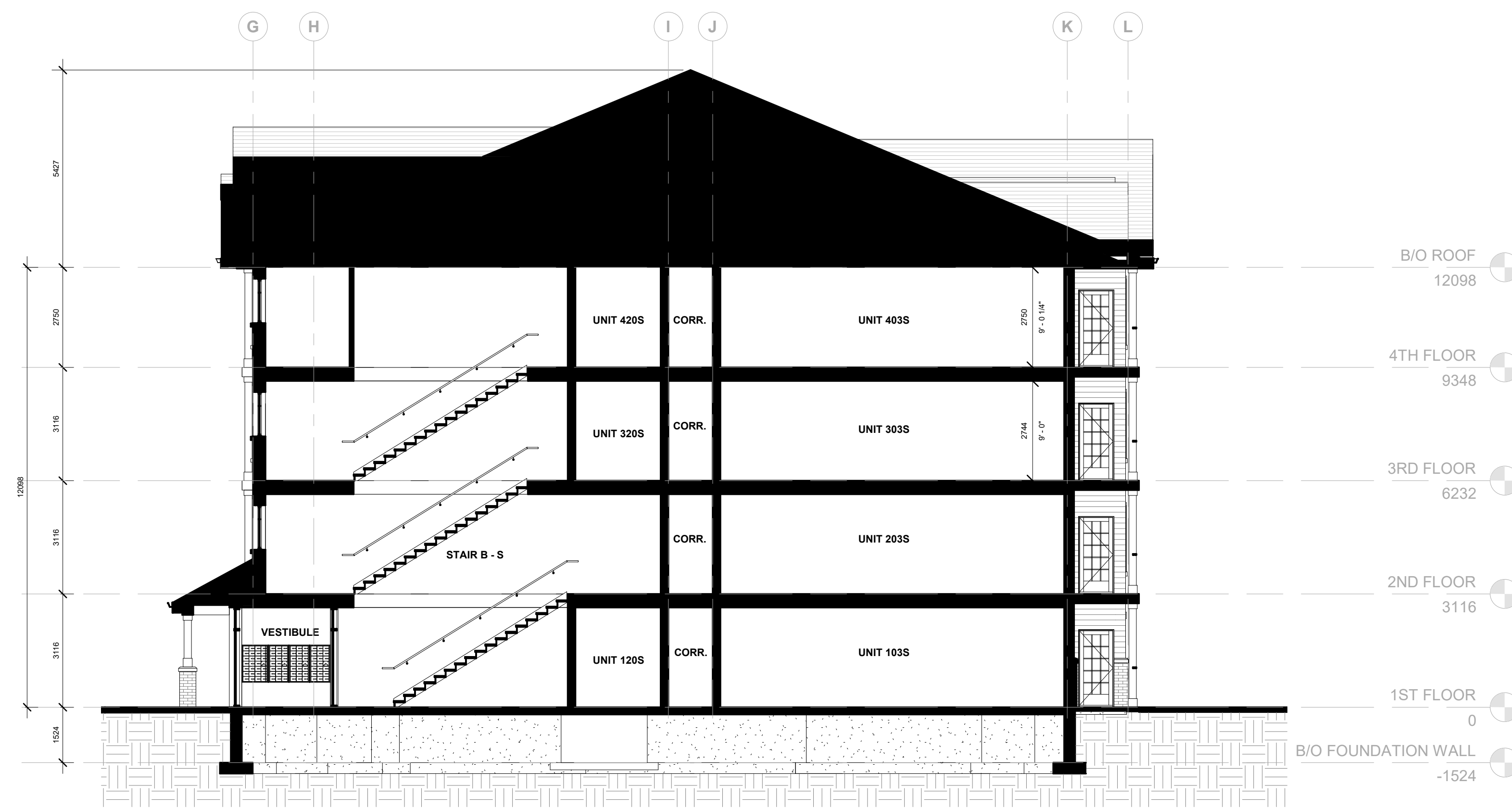
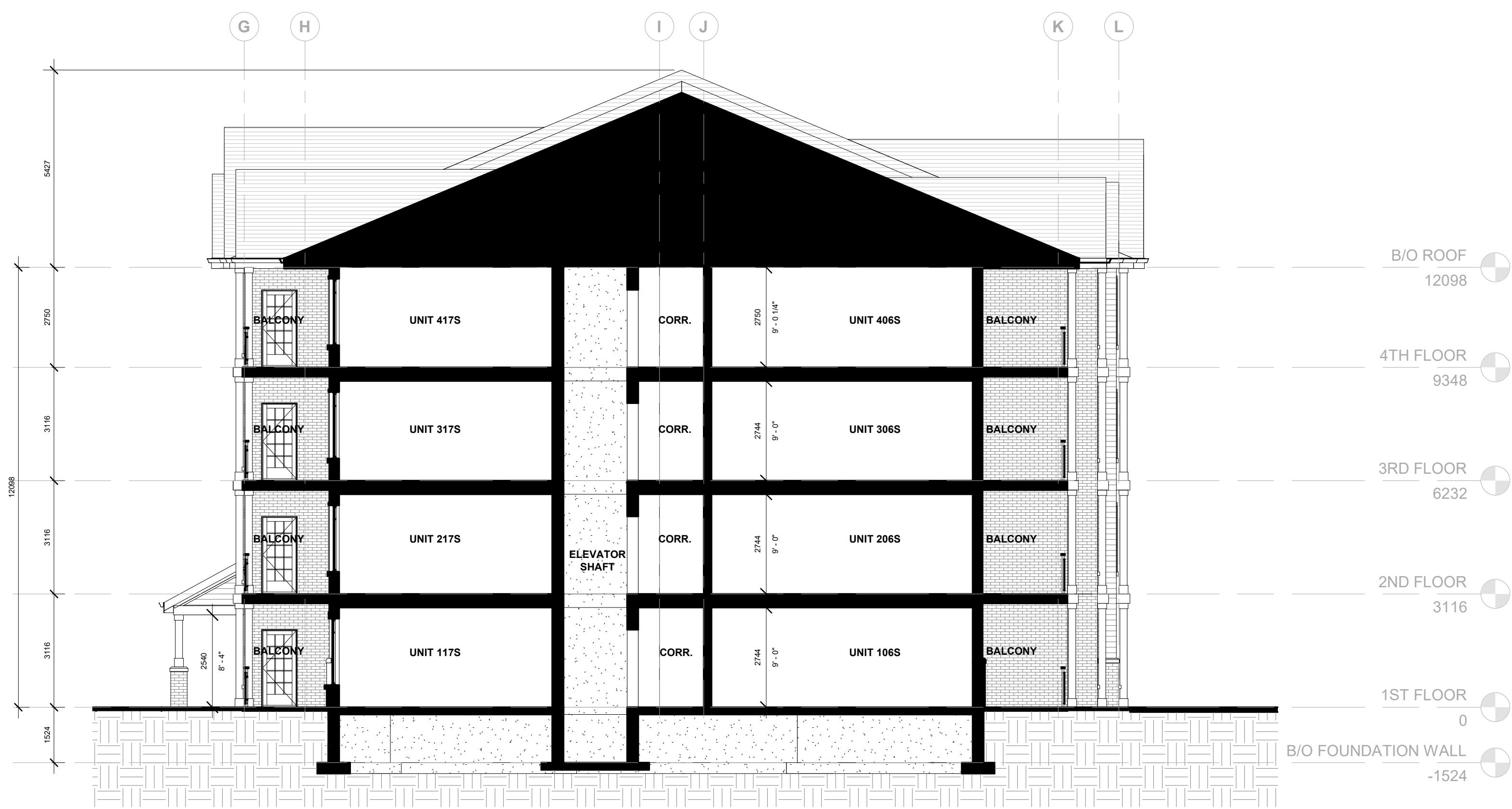
Block 54
 Wellington, ON

BUILDING SECTIONS - NORTH BLDG

SCALE	1: 100	PROJECT NUMBER
DATE	5/26/2023 3:37:43 PM	202220
DRAWN	RD, SB	
CHECKED	REZ	
SHEET		REVISION

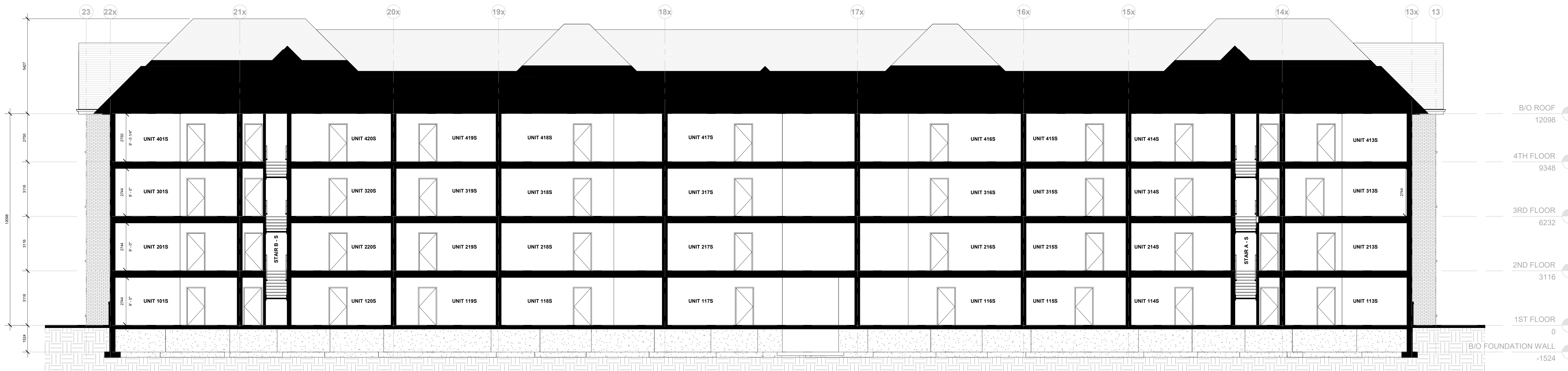
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 PLOT DATE: 5/26/2023 3:37:43 PM



3 NS SECTION THROUGH ELEVATOR - SOUTH BLDG
 A.302 1:100

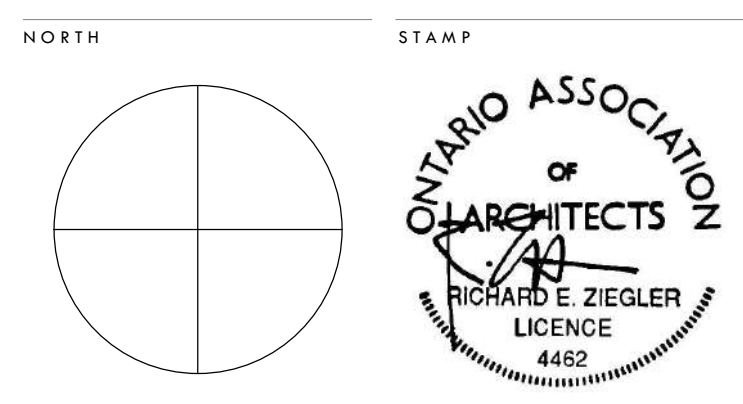
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 A.302 1:100



2 EW SECTION - SOUTH BLDG
 A.302 1:100

NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	2023.05.26

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Block 54
 Wellington, ON

BUILDING SECTIONS - SOUTH BLDG

SCALE	DATE	PROJECT NUMBER
1:100	5/26/2023 3:37:46 PM	202220
DRAWN	RD, SB	
CHECKED	REZ	
SHEET		REVISION

A.302

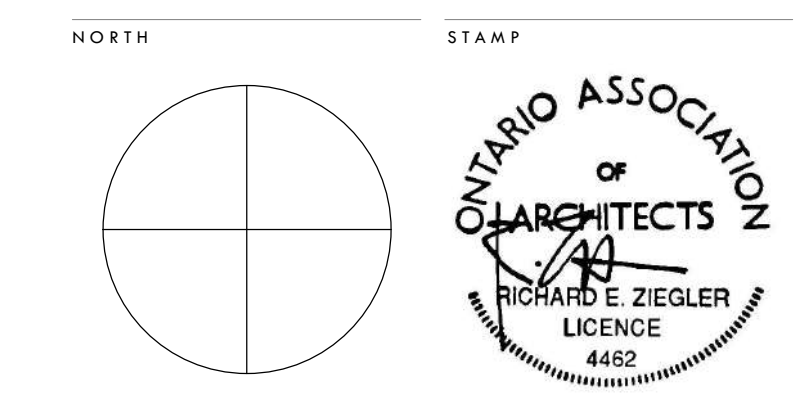
FILE NAME: C:\Users\RA\OneDrive\Documents\202220 - Wellington Cor Bldg 54 - Increased Density CPT 2023.03.01.dwg
 PLOT DATE: 5/26/2023 3:37:46 PM

EXTERIOR FINISH LEGEND

- 1. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 2. ALUMINUM PANELS
 ALUMINUM PANELS
 ALUMINUM PANELS
- 3. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 4. BRICK
 BRICK
 BRICK
- 5. ASPHALT SHINGLE ROOF
 ASPHALT SHINGLE ROOF
 ASPHALT SHINGLE ROOF
- 6. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 7. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 8. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 9. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 10. FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
 FREEMAN'S FREEMAN'S
- 11. FREEMAN'S FREEMAN'S
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1 ISSUED FOR SPA 2023.05.26

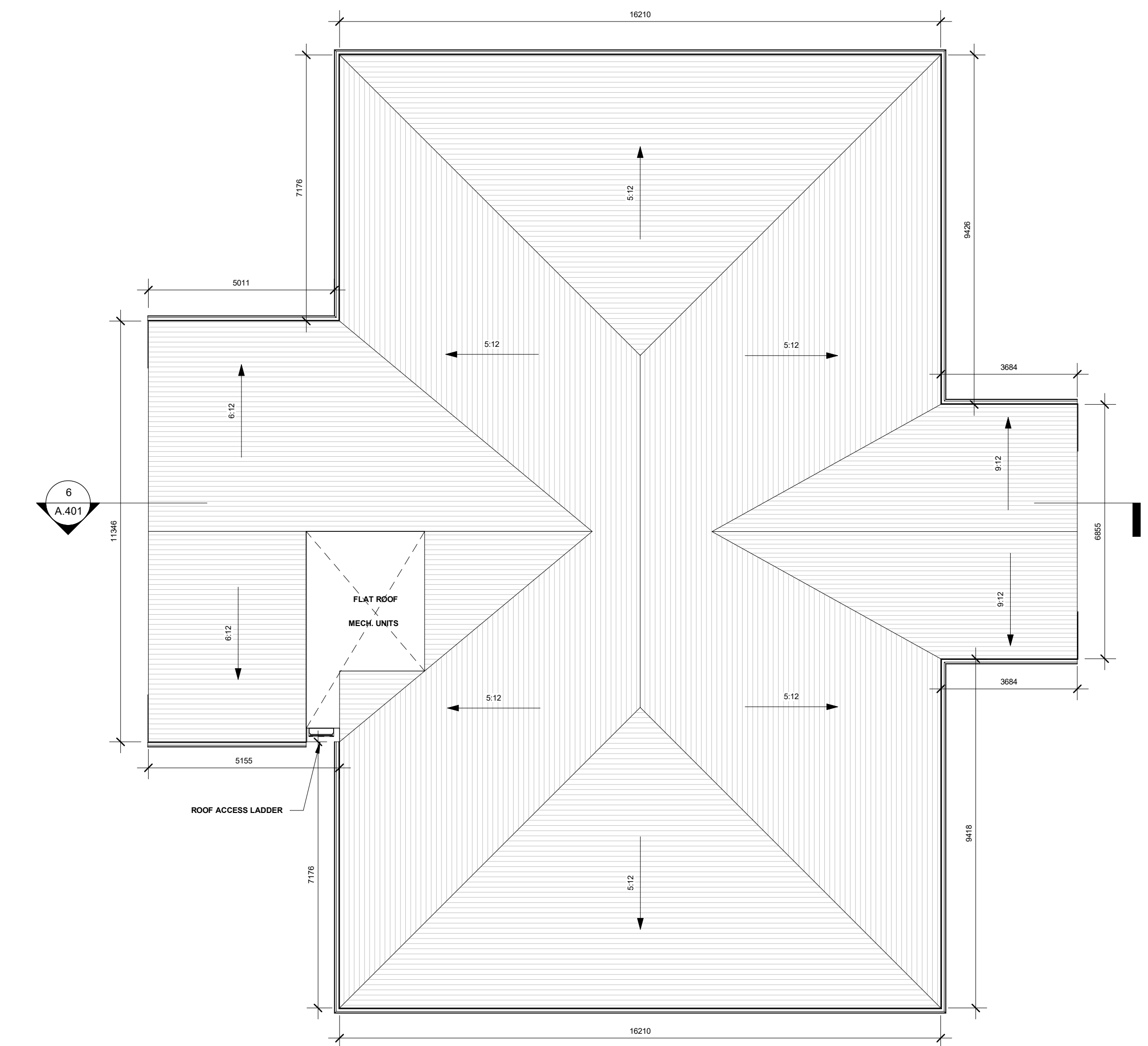
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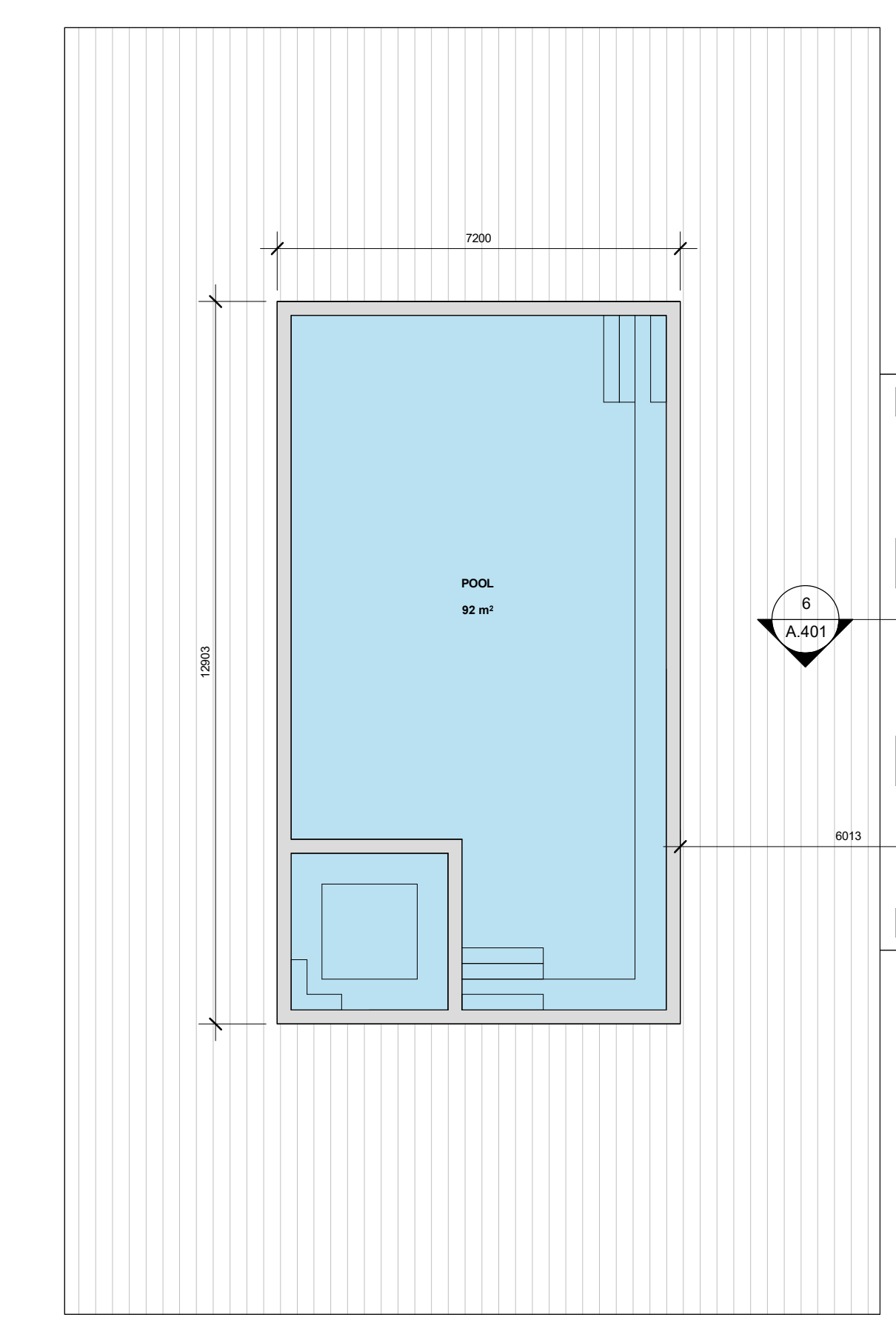
Block 54
 Wellington, ON

CLUB HOUSE	
SCALE	As Indicated
DATE	5/26/2023 3:37:52 PM
DRAWN	AM, BS
CHECKED	REZ
SHEET	REVISION

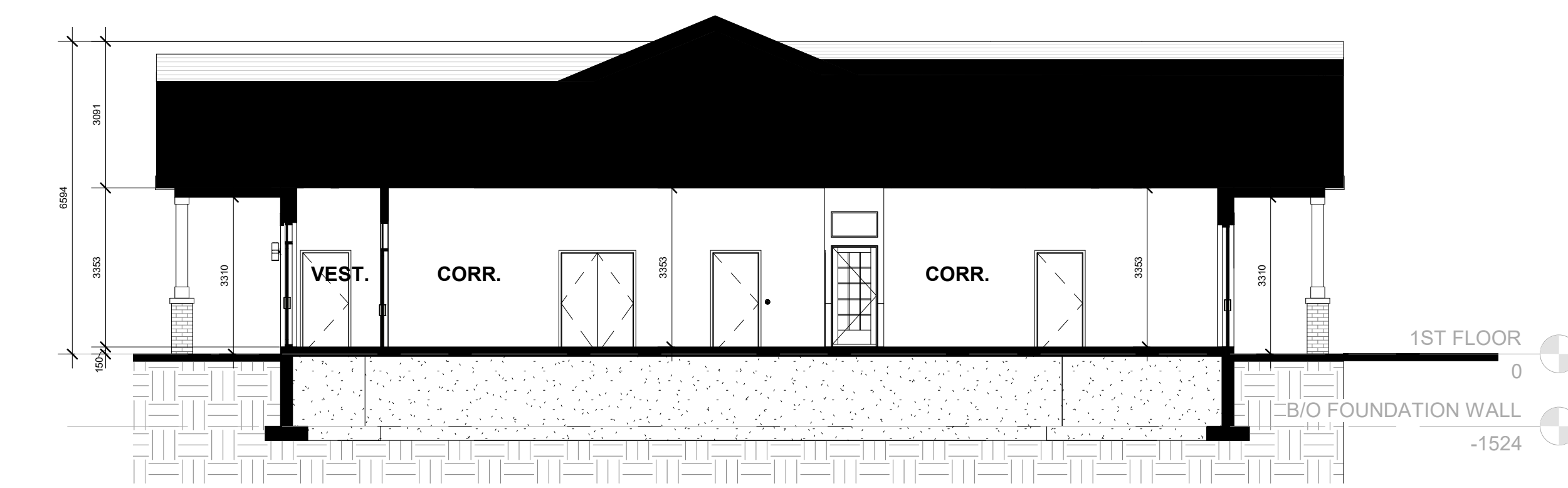
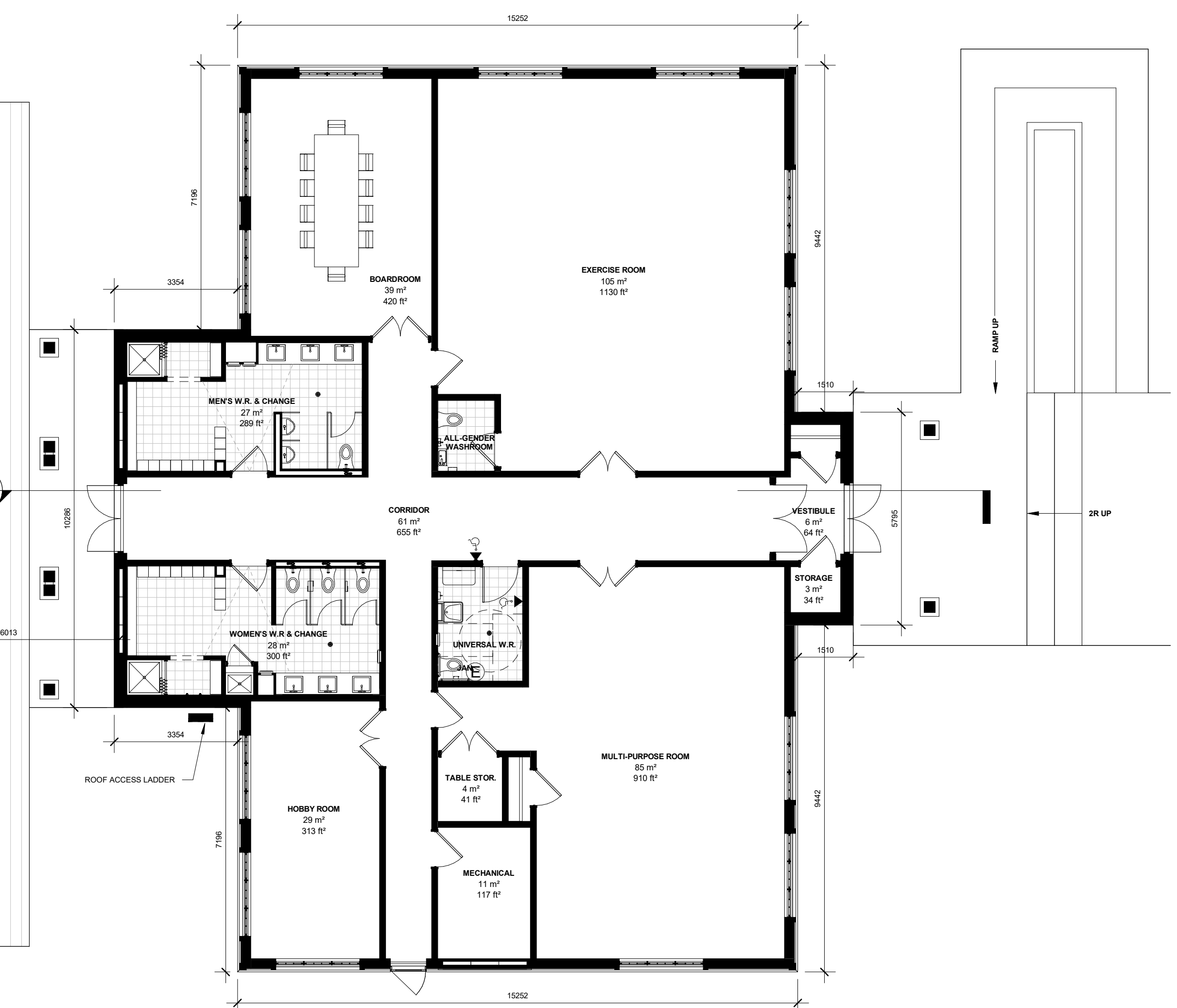
A.401



7 CLUB HOUSE ROOF PLAN
 1:100



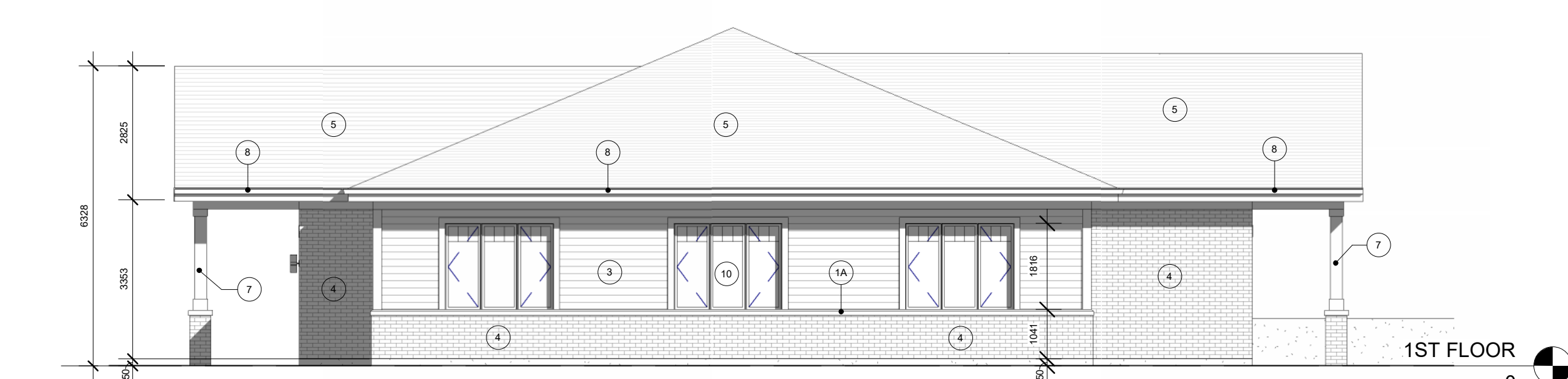
1 CLUB HOUSE - FLOOR PLAN
 1:100



6 CLUB HOUSE SECTION
 1:100



5 CLUB HOUSE - SOUTH ELEVATION
 1:100



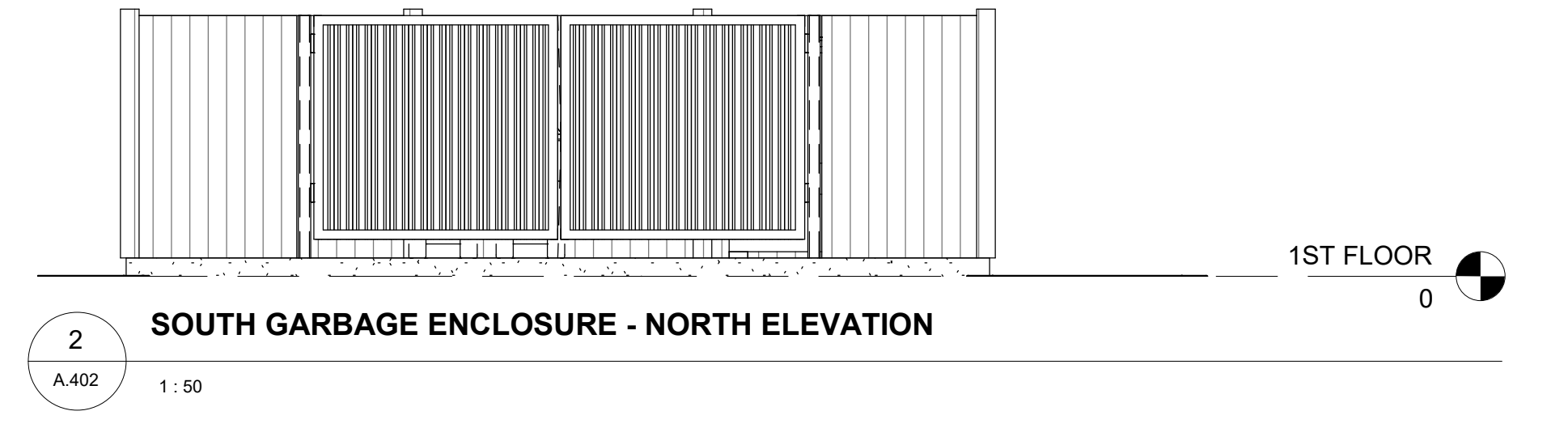
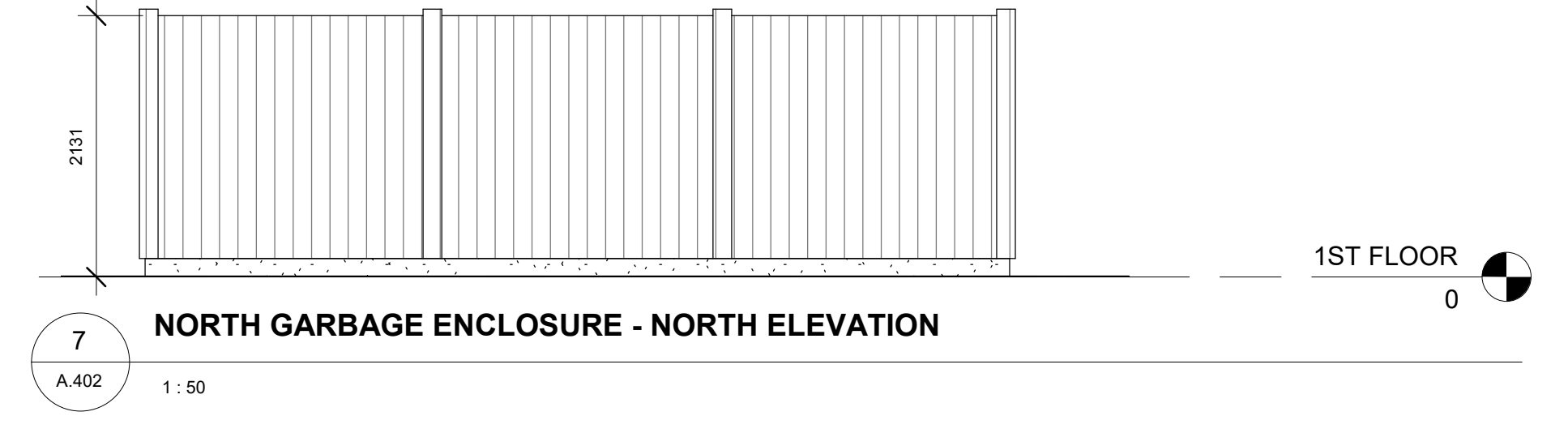
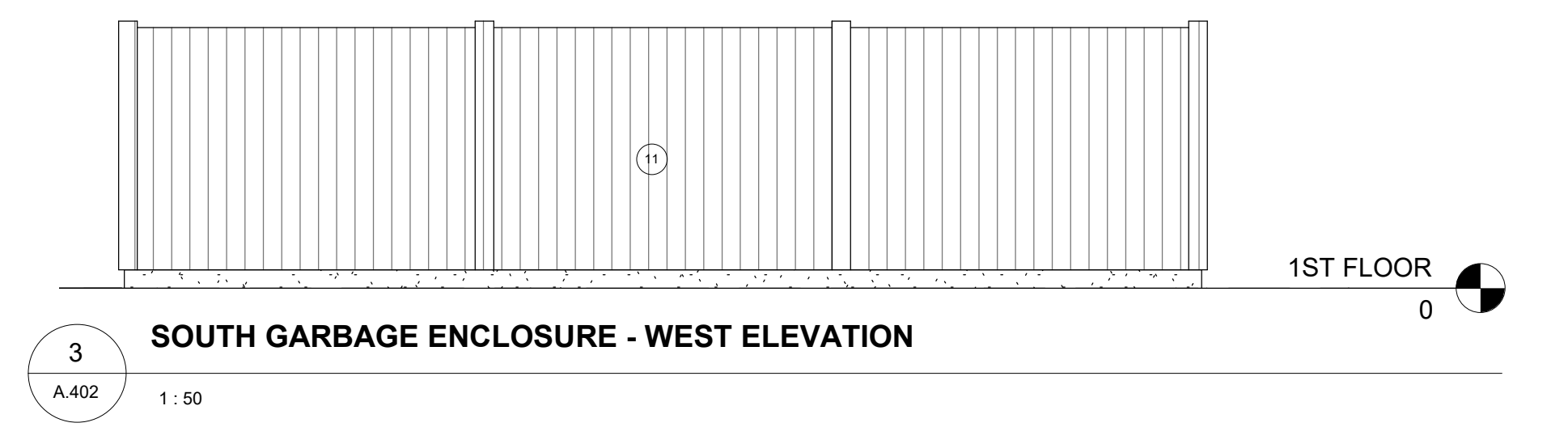
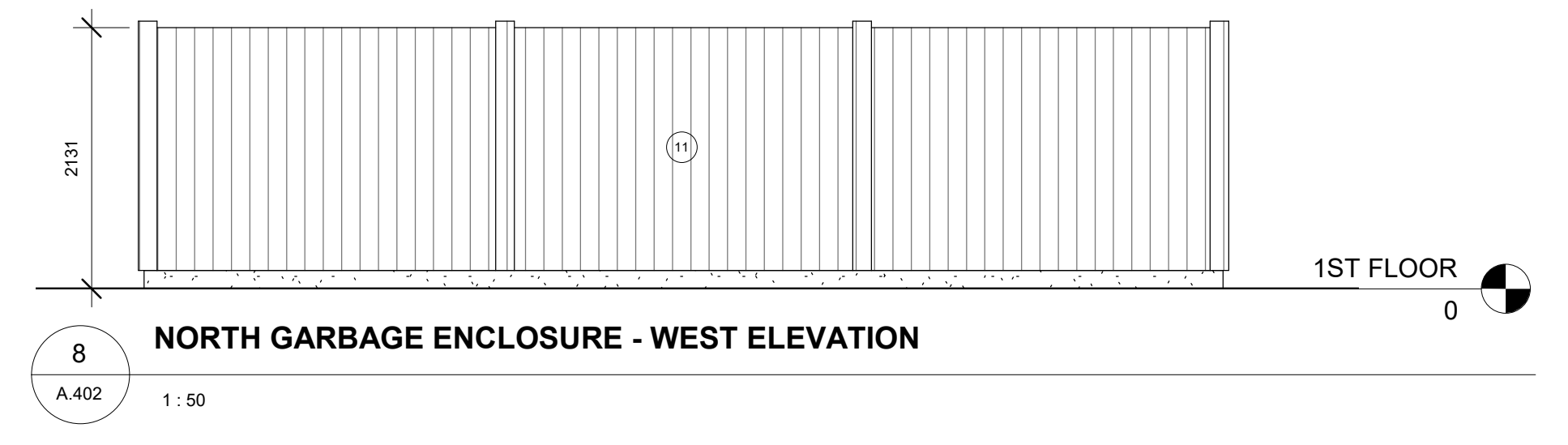
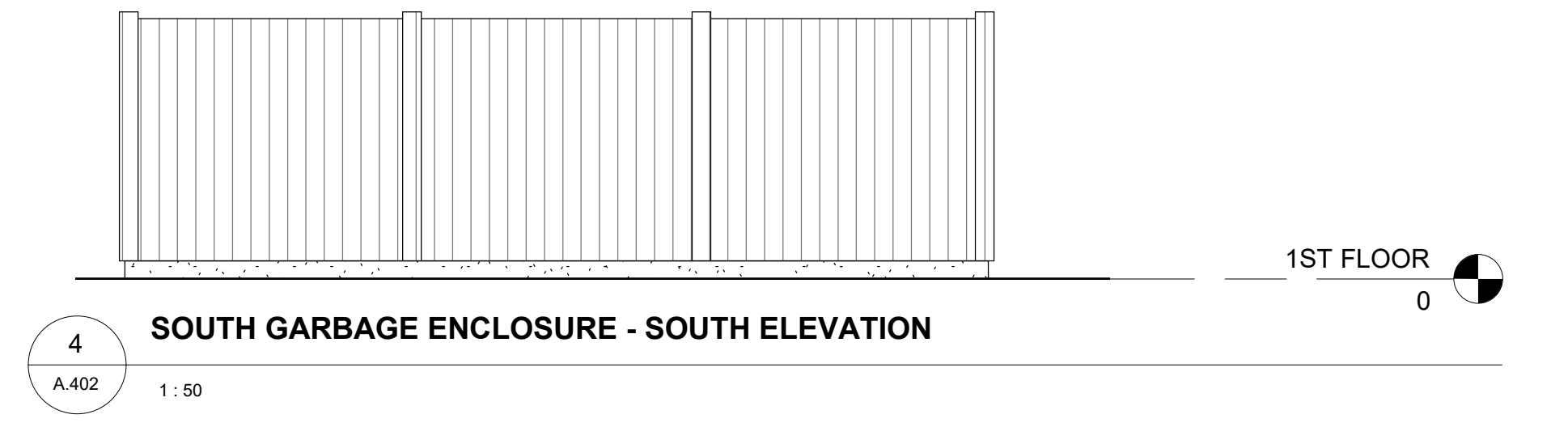
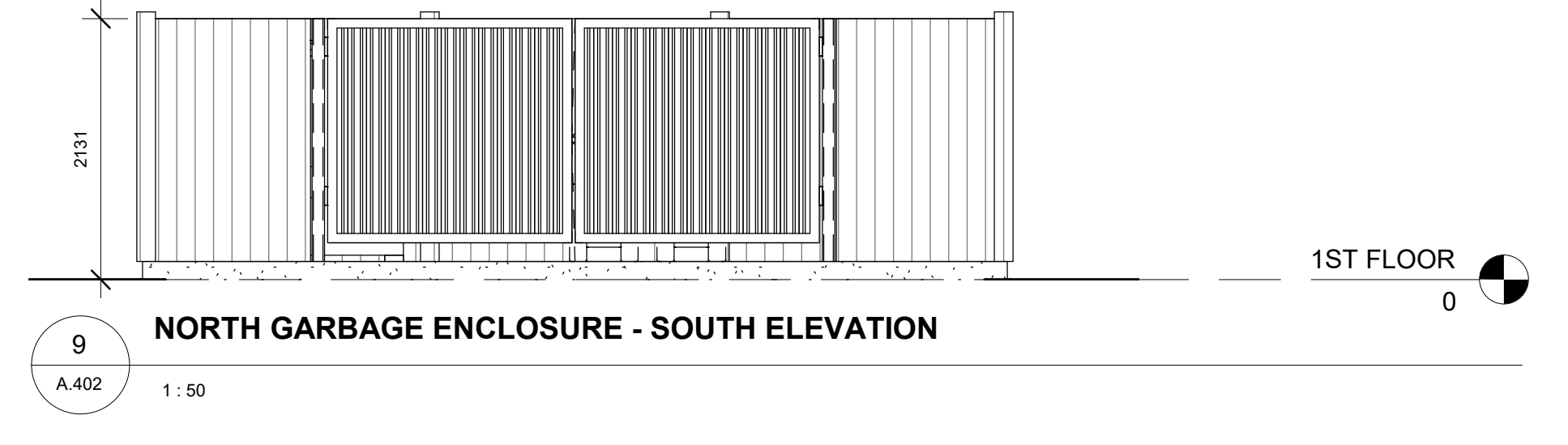
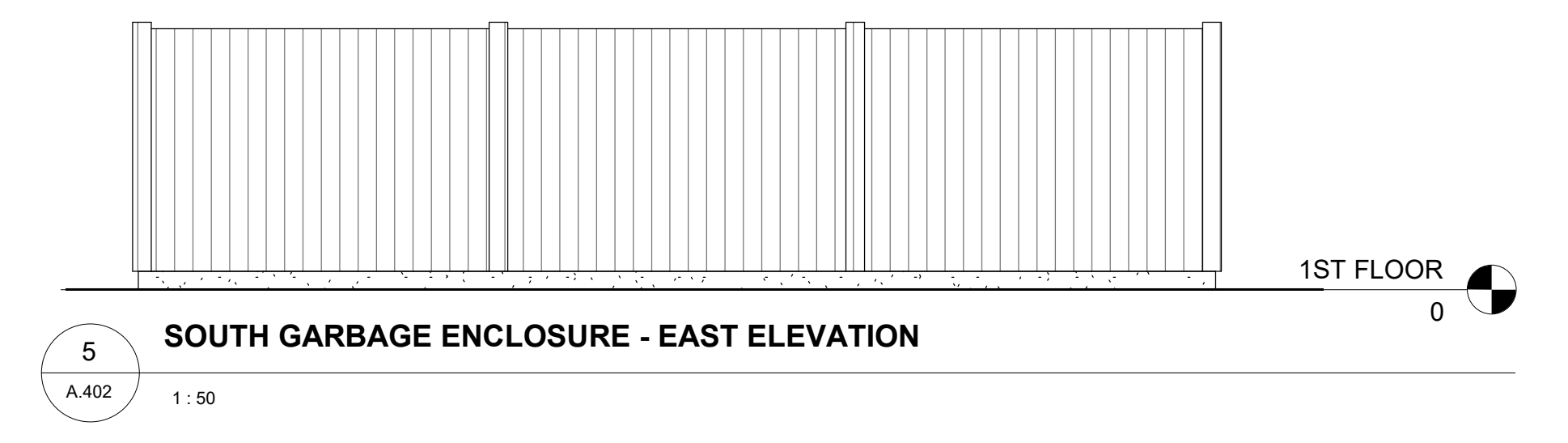
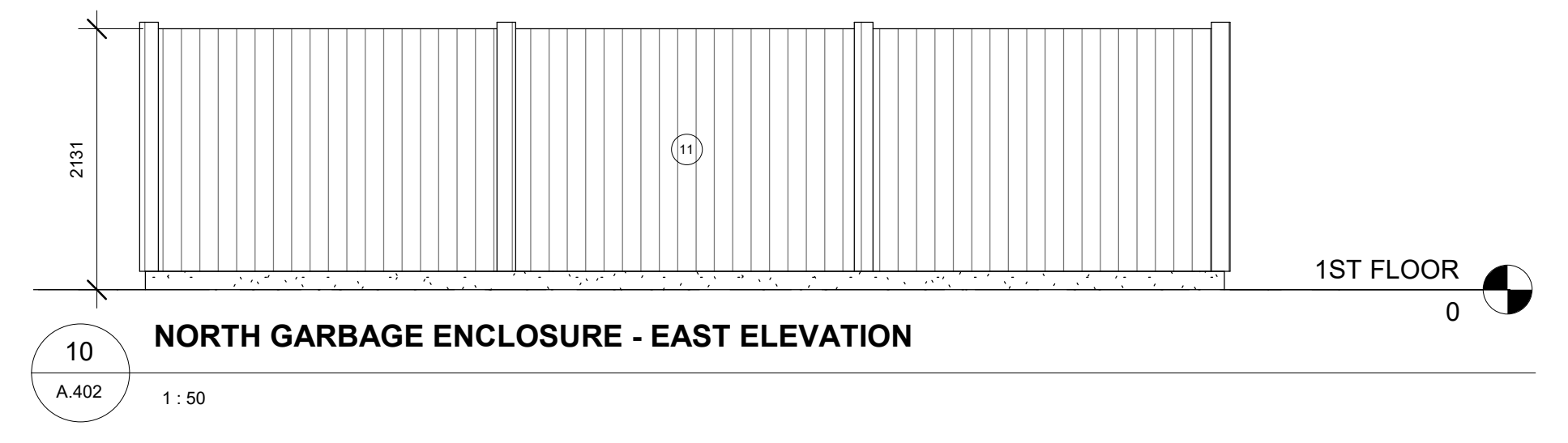
4 CLUB HOUSE - NORTH ELEVATION
 1:100



3 CLUB HOUSE - WEST ELEVATION
 1:100

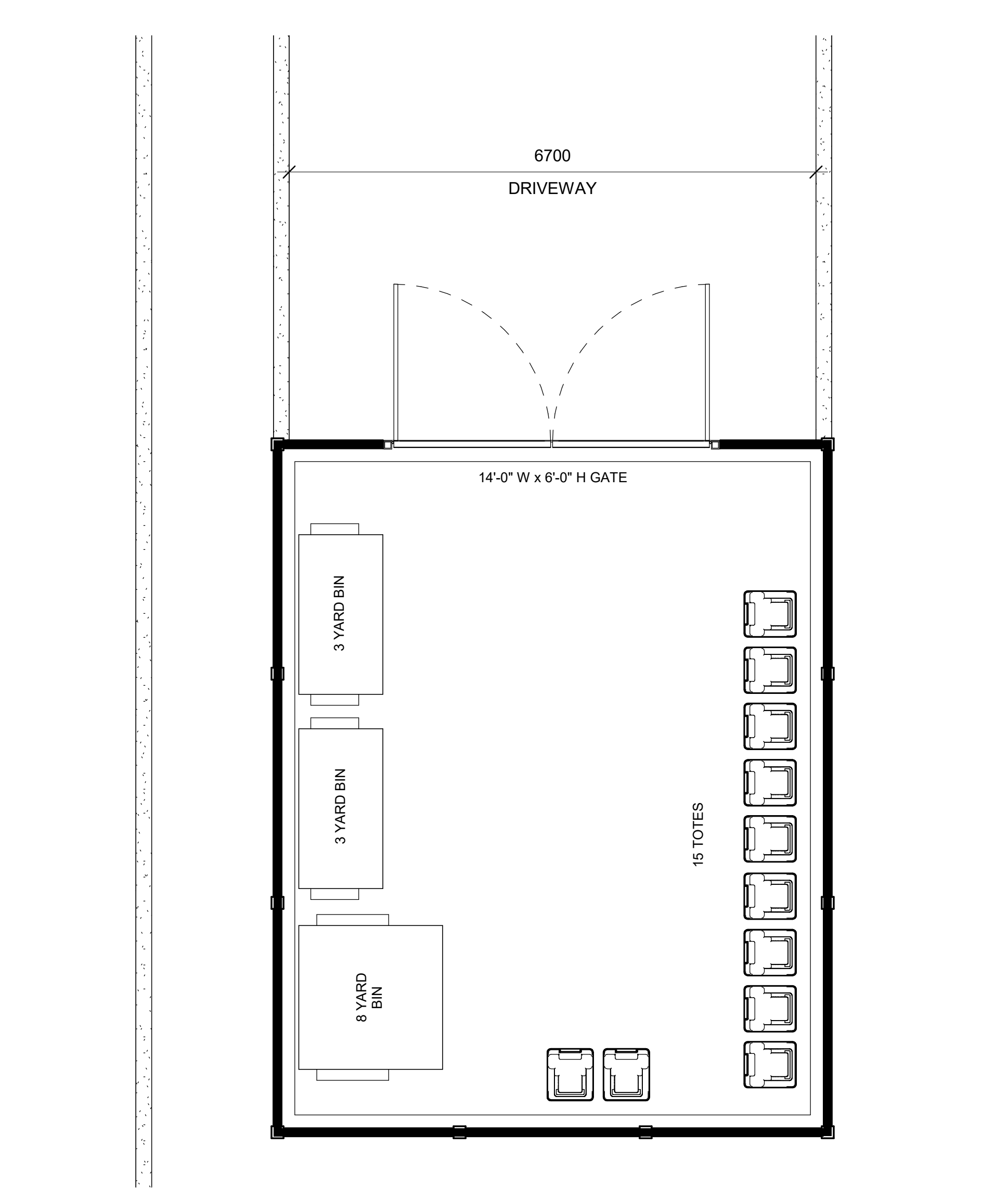
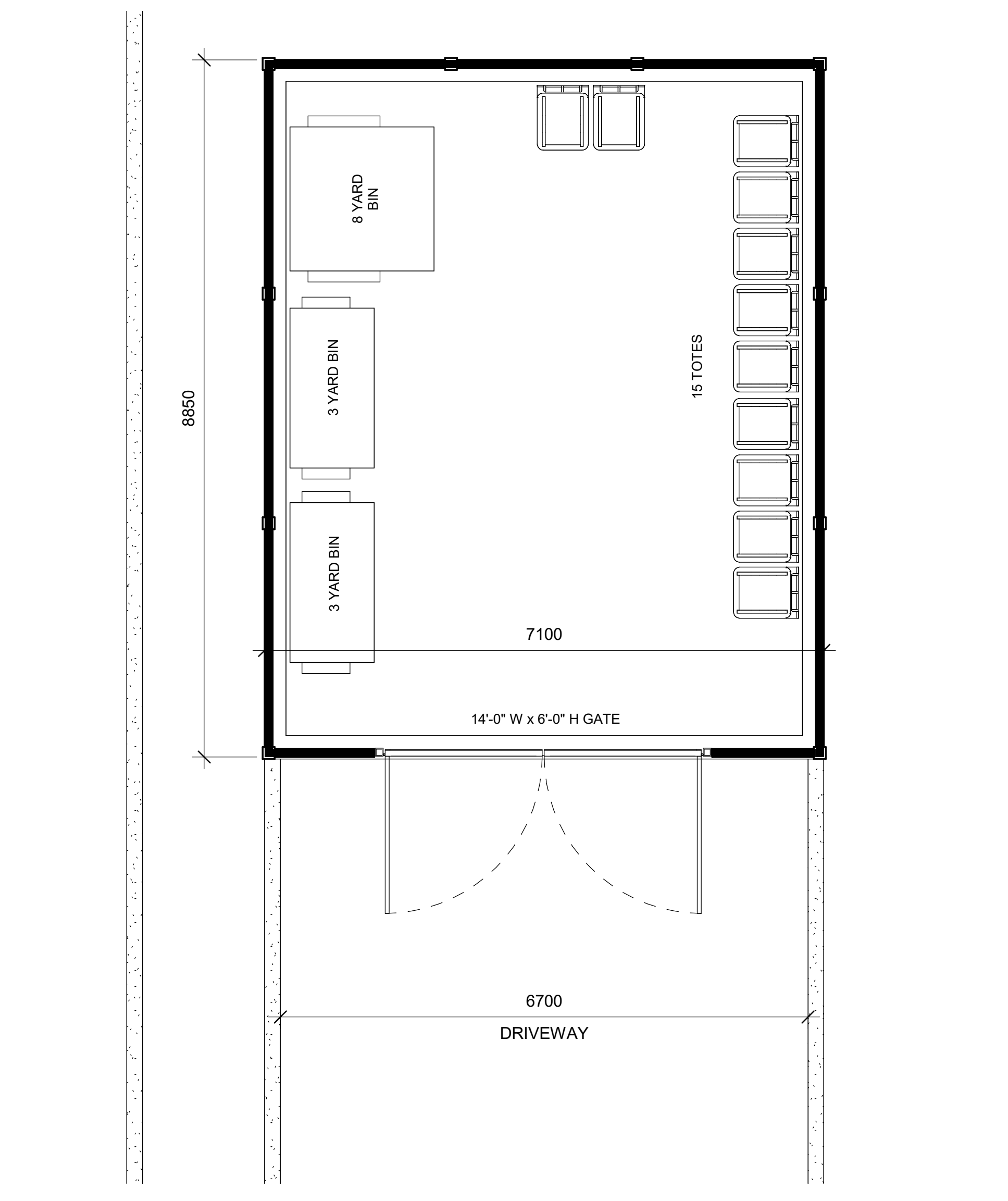


2 CLUB HOUSE - EAST ELEVATION
 1:100



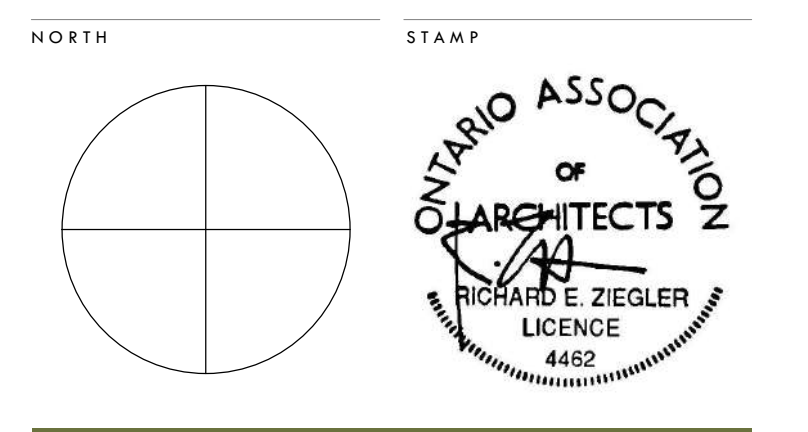
EXTERIOR FINISH LEGEND

- 1 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
- 1A FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
- 2 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
- 3 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
 FREEMARKET FREEMARKET
- 4 BRICK
 COLOUR: [unclear]
 [unclear] [unclear]
- 5 ASPHALT DRIVE/PAVEMENT
 COLOUR: [unclear]
 [unclear] [unclear]
- 6 FREEMARKET FINE
 COLOUR: [unclear]
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 COLOUR: [unclear]
 [unclear] [unclear]
- 8 FREEMARKET ALUMINUM EXTERIOR AND FINISHES LEANER
 ALUM. COLOUR: [unclear]
 [unclear] [unclear]
- 9 FREEMARKET GLASS/ALUMINUM
 COLOUR: [unclear]
 [unclear] [unclear]
- 10 FREEMARKET WOOD/ALUMINUM
 COLOUR: [unclear]
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- 11 FREEMARKET WOOD/ALUMINUM
 COLOUR: [unclear]
 [unclear] [unclear]



NO.	ISSUANCE	DATE
1	ISSUED FOR SPA	2023.05.26

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Block 54
 Wellington, ON

GARBAGE ENCLOSURE		
SCALE	As Indicated	PROJECT NUMBER
DATE	5/26/2023 2:37:56 PM	202220
DRAWN	SJL/BB	CHECKED
CHECKED	BB	REVISION
SHEET		

A.402

Table 1: Zoning Review Matrix

Provisions	Sections	Required	Proposed	Compliance?
Permitted uses	12.5.47 of ZBA 11-2021 Part i	<ul style="list-style-type: none"> • Apartment dwellings, • Retirement homes, • Senior citizens' housing complexes, • Retail commercial establishments within the apartment dwelling, • Home businesses, • Uses, buildings and structures accessory uses. 	Apartment dwellings and accessory clubhouse	Yes
All Required Yards	12.5.47 of ZBA 11-2021 Part ii	3 meters	The proposed yards exceed the required 3 meters.	Yes
Minimum Lot Area	Section 12.3.1 Part iv of Zoning By-law 1816-2006	232 square meters (2,500 square feet) per unit for the first four units, plus 46 square meters (495 square feet) for each additional unit.	19,048.6 square meters	Yes
Minimum lot frontage	Section 12.3.2 part vii of Zoning By-law 1816-2006	23 meters (75 feet)	154.63 meters	Yes
Maximum Lot Coverage (all buildings and structures)	Section 12.3.7 of Zoning By-law 1816-2006	35%	23%	Yes
Minimum Landscaped Open Space	Section 12.3.9 of Zoning By-law 1816-2006	35%	36.6%	Yes
Maximum Height of Buildings	Section 12.3.10 of Zoning By-law 1816-2006	15 meters (50 feet)	14.81 meters	Yes
Minimum Floor Area Per Dwelling Unit	Section 12.3.11 part iii of Zoning By-law 1816-2006	1. bachelor unit: 46 square meters(495.16 sq. ft.) 2. one bedroom apartment unit: 55 square meters (592.0 square feet) 3. two bedroom apartment unit: 60 square meters (645.86 square feet)	1. bachelor unit: n/a 2. one bedroom apartment unit: 56 square meters 3. two bedroom apartment unit: 75 square meters	Yes